

Representation Form

Please complete a separate Part B Representation Form (this part) for each representation that you would like to make. One Part A Representation Form must be enclosed with your Part B Representation Form(s).

We have also published a separate Guidance Note to explain the terms used and to assist in making effective representations.

Part B: Representation

Name and Organisation:	Roger Parry & Partners
------------------------	------------------------

Q1. To which document does this representation relate?

- Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- (Please tick one box)*

Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	<input type="text"/>	Site:	<input type="text" value="PON001"/>	Policies Map:	<input type="text" value="Inset 12"/>
------------	----------------------	---------	----------------------	-------	-------------------------------------	---------------	---------------------------------------

Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- | | | | | |
|--|------|-------------------------------------|-----|-------------------------------------|
| A. Legally compliant | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/> |
| B. Sound | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/> |
- (Please tick as appropriate).*

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see addendum.

(Please continue on a separate sheet if necessary)

Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see addendum.

(Please continue on a separate sheet if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To ensure the allocation of PONT001 is considered correctly.

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature: R L Parry

Date: 25/02/2021

Office Use Only

Part A Reference:

Part B Reference:

Ref: Davies/RLP/EH
Your Ref: Reg 19 pre-submission draft local plan



Shropshire Council
Planning Policy & Strategy Team
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

25 February 2021

Dear Sir/Madam,

RE: Shropshire Council Local Plan - Regulation 19: pre-submission draft of the Shropshire Local Plan Consultation – PON001. North of Ash Grove, Pontesbury.

I am writing in response to the consultation for the consultation for the pre-submission draft of the Shropshire Local Plan, with regards to land to the north of Ash Grove, Pontesbury belonging to our client Mr. J C Davies. This site is currently an agricultural field located to the north of Ash Grove, ref. PON001.

We are pleased to note this site has been identified as a 'Long Term Potential SLAA Residential Site' within the consultation. This finds the site to have no significant constraints but has future potential. I am writing as we believe this land can be considered for short term potential due to the following:

Availability

Mr. Davies has the benefit of full title to the land and is willing to make it immediately available for development. The adjoining land to the south is currently within the development boundary and being developed at present. Sales of new houses in Pontesbury have been very good and due to this, site PON001 has received interest from developers.

Deliverability and Sustainability

We can confirm this is a fully deliverable site with an area of 1.25 ha, to assist in the delivery of the remaining dwellings to meet the preferred dwelling guidance of 175 dwellings by 2038. We believe this site is suitably placed to provide development in the Community Hub of Pontesbury being situated adjoining existing housing to the south and east boundary, and a natural screen to the north of the land with the dense woodland adjoining the old railway line. The site is also adjoining an already allocated site (PBY019), presently being developed, providing a natural infill.

Site PON001 has achieved a sustainability rating of **FAIR**, which is one of the better ratings compared to the other sites within Pontesbury. I also note, that all three sites that are currently the 'preferred sites' have sustainability ratings of '**POOR**'. An issue identified in Pontesbury are the high infrastructure costs of the sites on the outskirts of the village, site PON001 benefits from its location to the sewage works as well as direct access to mains gas, plus within walking distance of services, shops and schools.

Property Professionals



Hogstow Hall, Minsterley
Shrewsbury SY5 0HZ

Phone 01743 791336
Fax 01743 792770

mail@rogerparry.net
www.rogerparry.net

Offices also at Welshpool & Oswestry



Access

There are a number of possible vehicular access points including the extension of Youngs Piece, the recently developed residential scheme in Pontesbury. Pedestrian access can also be obtained off Station Road.

Surveys

Our client is very keen to provide this site for residential development, therefore is happy to provide any information the Council deems as necessary as further evidence of the site being available and sustainable such as; environmental, habitat, flood or highways reports. In addition to this we would be happy to provide indicative layout plans to show how the development could be implemented.

Please do not hesitate to contact me should you have any questions with regards to site PON001 and I would be delighted to help.

Yours sincerely,

Roger L. Parry FRICS
Partner, Roger Parry & Partners LLP
roger@rogerparry.net

Member of:



Property Professionals



Hogstow Hall, Minsterley
Shrewsbury SY5 0HZ

Phone 01743 791336
Fax 01743 792770

mail@rogerparry.net
www.rogerparry.net

Offices also at Welshpool & Oswestry



www.rogerparry.net

mail@rogerparry.net

Tel: 01743 791336

Fax: 01743 792770

Roger Parry & Partners LLP
The Property Experts

JOB:	Reg 19 pre-submission draft local plan
CLIENT:	Mr J C Davies
TITLE:	Site Plan
LOCATION:	PON001
SCALE:	Not to Scale
DATE:	2021
DRAWING NO:	1
DRAWN BY:	EH