

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="MIN019"/>	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 MI N019 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 – MIN019. South of Hall Farm, Minsterley.

I am writing in response to the consultation for the pre-submission draft of the Shropshire Local Plan, with regards to land to the south of Hall Farm, Minsterley belonging to our clients D Davies & Co. This site is currently an agricultural field located to the south west of Minsterley, ref. MIN019.

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. I am writing as we believe this land can be considered for short term potential due to the following:

Availability

D Davies & Co. have the benefit of full title to the land and are willing to make it immediately available for development. The land is adjoining the highway with good access and previously developed land and this site has received interest from developers.

Deliverability and Sustainability

We can confirm this is a well located and fully deliverable site with an area of 16.71 ha, however hedgerows could be planted so that the development could be phased. We believe this site is suitably placed to provide development in the Community Hub of Minsterley with 155 dwellings by 2038, being situated with an access to Leigh Road and adjoining previously developed land and the development boundary.

Site MIN019 has achieved a sustainability rating of -4, which is one of the better ratings compared to the other sites within Minsterley. The land is well positioned with access to the highway on the northern boundary and is adjoining land that has already been developed.

The land is well placed for the expansion of Minsterley in terms of its location to the school and facilities. The development is well positioned to be able to provide parking for Minsterley School. This is a current issue as parking on the school run is currently along the Main Road, which is not safe for the children or parents. School car parking with a pedestrian bridge over the Minsterley Brook could be incorporated within a residential scheme.

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

There would be no requirement for children and parents to walk on a footpath or cross the very busy main road (A488), as the school would be accessed directly from the car park. The land is also well placed for access to the village hall, village shops and other local facilities. As per the attached plan, the scheme could be split into two phases.

The current preferred site, MIN018 will have a much higher implications in terms of highways with it being advised in the site assessment report: 'Assumes development will fund review and extension of existing 30mph speed limit any necessary traffic calming provided. Roundabout access junction would be preferable and linked to MIN009. Footway to be provided along site (north side of A488) to link with footway in front of neighbouring development.'

This site, MIN019 can be fully self-contained to provide the level of housing required, with an access that will not have a negative impact on the existing infrastructure, as well as the added benefit to the community of a new car park for the school.

I note the comment in the site consultation appraisal: 'This is a very large, open site, which if developed would yield development which would be out of scale with the existing settlement of Minsterley.' In this respect, the northern part of the site can be put forward, instead of the whole to be developed to fulfil the required target housing supply of 20 dwellings, as well as the provision a new school car park. This will also provide future proofing with the remainder remaining available for future development if and when required.

MIN019 is adjoining an existing allocated site (MIN002) with an allocation for mixed use. This will enhance this site by providing sustainable additional employment opportunities for the residents. This would also form a natural infill between MIN002 and the existing developed Willow Park.

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 MIN019.

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

