

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
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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="BIT023"/>	Policies Map:	<input type="text" value="Inset 16a Shrewsbury"/>
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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 BI T023 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: ASHW001/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 – BIT023. Bicton, Shrewsbury.

I am writing in response to the consultation for the Pre-Submission Draft of the Shropshire Local Plan, with regards to land to the east of Bicton Lane, Bicton belonging to our clients Mr. & Mrs. Ashworth. This site is currently an agricultural field located to the east of Bicton Lane, ref. BIT023.

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

Mr. & Mrs. Ashworth 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 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 2.37 ha. We believe this site is suitably placed to provide the development in the Community Hub of Bicton with 30 dwellings by 2038 with 15 yet to be allocated, being situated with an access to Bicton Lane and adjoining previously developed land and the development boundary, plus walking distance to the new school.

Site BIT023 has achieved a sustainability rating of **FAIR**, which is one of the better ratings compared to the other sites within Bicton. The land is well positioned with access to the highway on the western boundary and the southern boundary is adjoining land that has already been developed.

The land is well placed for the expansion of Bicton in terms of its location to the school and facilities. There will be no requirement for children and parents to walk on a footpath on the very busy main road (B4380) former A5, as the school would be accessed via the much quieter and safer route of Bicton Lane. The land is also well placed for access to the village hall, Church and bowling green.

Property Professionals



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The current preferred site, BIT022 will have a much higher implications in terms of highways with it being advised in the site assessment report; 'The B4380 at this location still has the appearance of a high speed inter urban main road. Significant changes to the appearance of the section of B4380 between Bicton Village and Shrewsbury will be necessary before this and a number of other sites along the B4380 are developed.'

There have been previous applications on our proposed site BIT023 with highways surveys. The SC Highways have commented as follows: 'We have reviewed the details supplied with the application and we consider that the site conforms to current highway planning policy and guidance and the proposed development does not give rise to any highway safety concerns.'

In addition to this SC Highways commented to previous applications; 'We note that it may have been possible for the applicant to propose a sole access corridor to the site via Brookside, but we expect that this would have been met with more intensive local opposition, so all things considered the access via Bicton Lane is considered to be the most suitable layout.'

This is a site that can be fully self-contained to provide a phased level of housing required, with a new access that will not have a negative impact on the existing infrastructure.

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 our proposed site BIT023 and I would be delighted to help.

Yours sincerely,

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

Member of:



Property Professionals

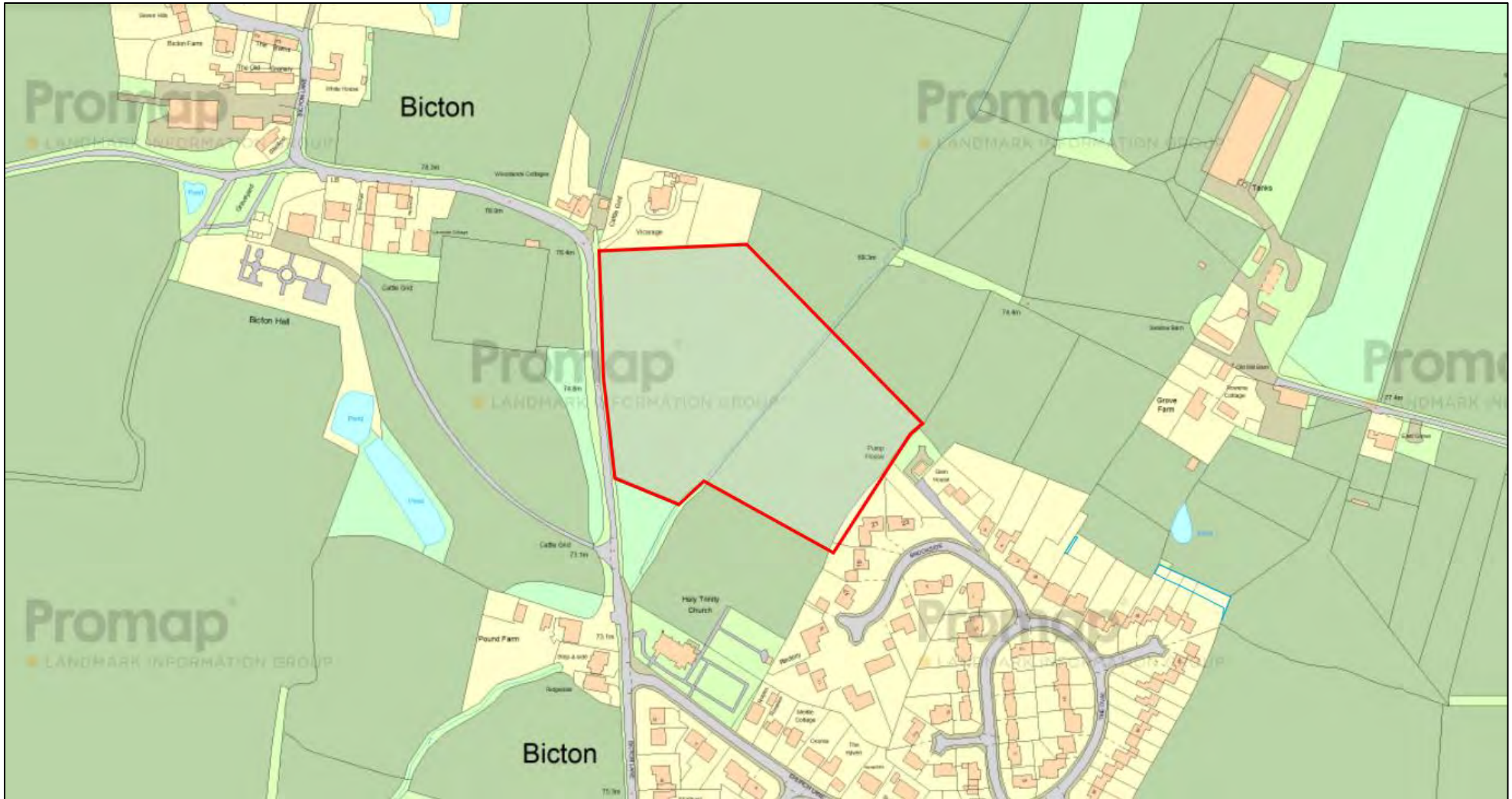


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Roger Parry & Partners LLP
The Property Experts

JOB:

Reg 19 pre-submission draft local plan

CLIENT:

Mrs N Ashworth

TITLE:

Site Plan

LOCATION:

BIT023

SCALE:

Not to Scale

DATE:

2021

DRAWING NO:

1

DRAWN BY:

EH