

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="WEM037"/>	Policies Map:	<input type="text" value="Inset 17 Wem"/>
------------	----------------------	---------	----------------------	-------	-------------------------------------	---------------	---

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 WEM037 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: ASH/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 – WEM037. West of Swain Close, Wem.

I am writing in response to the consultation for the Pre-Submission Draft of the Shropshire Local Plan, with regards to land to the west of Swain Close, Wem belonging to our client Mr. Ash. This site is currently an agricultural field located to the south west of Wem, ref. WEM037.

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. Ash 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 2.3 ha. We believe this site is suitably placed to assist in the provision of the required development in the Key Centre of Wem with 600 dwellings by 2038 and 305 yet to be allocated. WEM037 is situated with an access to Swain Close and Bankhouse Lane and adjoining previously developed land and the development boundary.

Site WEM037 has achieved a sustainability rating of **FAIR**, which is one of the better ratings compared to the other sites within Wem, including one of the preferred sites, WEM033 which is a **POOR**.

The land is well positioned with access to the highway on the north and east boundary and is adjoining land that has already been developed. It is stated in the site assessment that Fothergill way currently serves approximately 70 houses and can cope with an additional 69 and the site has acceptable highway and pedestrian access to the town centre. Therefore, access will not be an issue.

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



From a visual perspective, WEM037 is situated in the 17WEM-A zone. The land in this zone is flat to the south (including site WEM037), and of a moderate rural character with a medium visual sensitivity and landscape sensitivity. An area of amenity land could be incorporated within the scheme for the benefit of existing residential development as well as the proposed scheme. A wooded landscaped area could be included within the scheme in order to create a town boundary.

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 WEM037.

Yours sincerely,

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

Member of:



Property Professionals

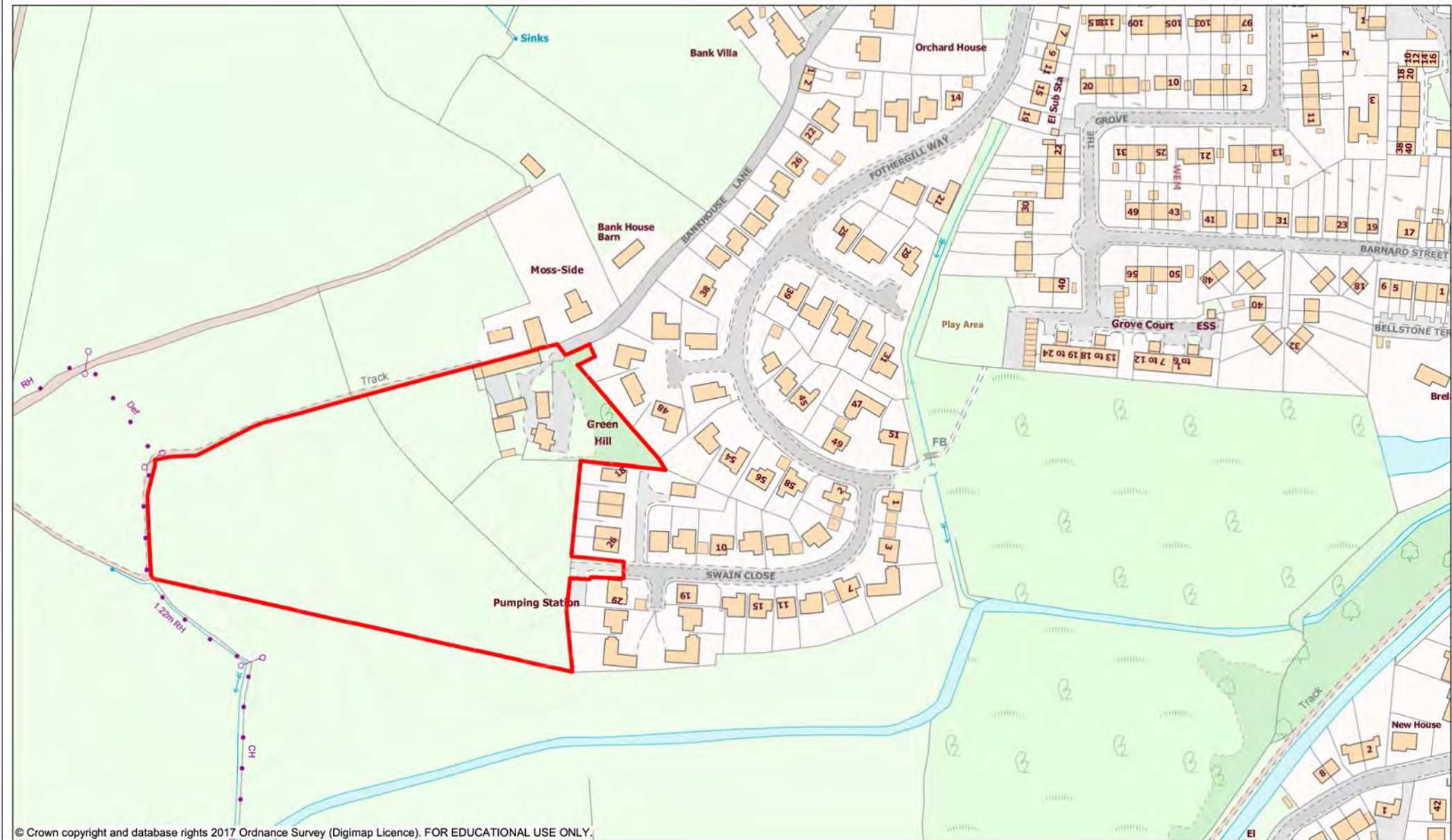


Hogstow Hall, Minsterley
Shrewsbury SY5 0HZ

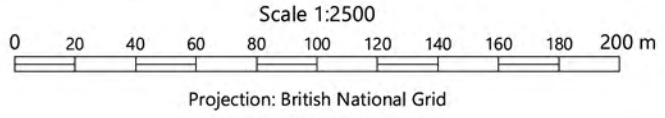
Phone 01743 791336
Fax 01743 792770

mail@rogerparry.net
www.rogerparry.net

Offices also at Welshpool & Oswestry



© Crown copyright and database rights 2017 Ordnance Survey (Digimap Licence). FOR EDUCATIONAL USE ONLY.



Mar 14, 2017 12:42