

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="Click or tap here to enter text."/>	Policies Map:	<input type="text" value="Inset 16 Shrewsbury Town"/>
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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 statement

(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 statement

(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 Shrewsbury inset plan has a development boundary that provides the best connectivity and sustainability for the Town Centre and Services.

(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.

Office Use Only	Part A Reference:
	Part B Reference:

Signature:

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Date:

25/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

Ref: 2884/27687
Your Ref: Shropshire Council Regulation 19 Consultation



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

25 February 2021

Dear Eddie,

RE: Shropshire Council Local Plan – Regulation 19: Pre-Submission Draft of the Shropshire local Plan Consultation – INSET S16b – Land East of Hollycroft, Edgebold, Shrewsbury, SY5 8NT

I am writing in response to the consultation for the Pre-Submission Draft Shropshire Local Plan, on behalf of my client Mrs Creffield and in relation to Land East of Hollycroft, Edgebold, Shrewsbury, SY5 8NT which has been omitted from being within the development boundary.

We have considered and assessed the draft inset map for Shrewsbury town in some detail, and given we are now at the stage of the final details, we feel that the land highlighted below, of which is to the East of Hollycroft and draft allocation SHR060 and to the West of the built housing site of SHREW019 should be included within the development boundary to allow for some form of windfall development, connectivity, cycle routes, green corridor to be provided through the plan period.



Property Professionals



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It is clear from the draft development Strategy for Shrewsbury Town, that SHR060 is recognised as a sustainable and deliverable growth area during the new plan period, given its highly sustainable location immediately adjacent to the western development boundary of the town and unconstrained nature it forms a natural area for expansion.

The site is part of a wider strategic masterplan which includes sites SHR158 and SHR161. Technical analysis carried out to date confirms there are no significant barriers to delivery of these sites and therefore can be seen as a fundamental part of the LDP.

With this in mind and also the existing built out development to the East, this area would provide a great opportunity as a connectivity route between built development at SHREW019 and the proposed allocation of SHR060.

Design and Layout

In light of our request only to have this land within the development boundary and not allocated in its own right, the design and layout are indicative only, and the nature of a windfall site, gives flexibility in the requirements at the planning process stage.

But we envisage that the site would have a vehicular access from Hanwood Road, closing off the existing access to Hollycroft and creating a better access to standard. This would include pedestrian links and cycle ways from Hanwood Road and the existing build development to the East.

The site would be self-contained in terms of vehicular access, with the new access only providing vehicular access to the site, then the cycle routes and pedestrian routes can connect with the existing built development, but more importantly connect with the cycleways, pedestrian routes and green corridor which is on the proposed SHR060 site.

This provides a great opportunity to improve the connectivity of site SHR060 with the existing Eastern development, without having to go onto Hanwood Road and enter back on.

Highways and primary roads

A suitable access can be provided for this land, as the whole frontage is within the landowners control, and therefore the required visibility, width, radii's and specification can be provided for any vehicular and pedestrian access from Hanwood Road.

Residential Development

Again its emphasised that this is not proposed as an allocated site, but only to include the piece of land within the development boundary, and therefore the general planning policies regarding windfall sites would be considered during the planning process.

We don't see residential development as the main justification for inclusion of this land in the development boundary, but its improved connectivity it will create from the existing built development to the East and to the new strategic allocation to the West.

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Green Infrastructure Corridors

SHR060 has an important green infrastructure corridor proposed on their masterplan to the east of the site, which adjoins to this piece of land to the East of Hollycroft.

In light of this, including this land within the development boundary, will allow the green infrastructure corridor to continue through this site to the existing development, and therefore minimise the requirement for people in the surrounding areas to spend too much time on Hanwood road to enter the new strategic allocation of SHR 060.

Pedestrian & Cycle Links

This site will inevitably improve cycle and pedestrian links of the existing built development and proposed site SHR060. This is within the heart of the strategic objectives of Shropshire Council in terms of meeting their sustainability and connectivity credentials.

This area of land is the last piece of the jigsaw, in connecting the existing built environment to the east through this land, SHR060, SHR 158/161 in a sustainable manner, in allowing cycleways and pedestrian routes to go through all sites, minimising the need to utilise strategic road networks.

Conclusion

With SHR060, SHR158 and SHR161 at the heart of Shropshire Councils future strategic approach, it is important that the best sustainable links are provided between the proposed sites and the existing built environment.

There are no technical constraints for this site to be included within the development boundary.

The strategic allocations of SHR060, SHR158 and SHR161 not only will provide education, medical centres, employment land for the proposed housing, but its also allocated to serve the existing nearby residents.

With this in mind, including this piece of land East of Hollycroft, will ensure the best available connections are provided between this strategic allocations and existing residents which is an important and fundamental objective of the Council.

We are happy and content in discussing this site and its potential in the coming months.

Yours sincerely,

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

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Member of:



Appendices to include:

- Part A & B Consultation Form
- Location Plan
- Proposed Block Plan
- Inset Map

Property Professionals

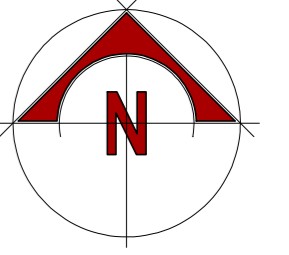


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Revision:
-

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 Shrewsbury
 SY2 5LT
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 Tel: 07971 166529

Client:
 Davies Parry (Oakfield) Ltd

Project:
 Residential Development
 Land adjacent to Hollycroft
 Radbrook
 Shrewsbury

Drawing title:
 Proposed Block Plan

Scale: 1:500 @ A2	Date: February 2021
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Drawing number: 19/1912/04	Revision: -
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KEY

Local Plan 2016-38

-  Strategic Settlements
-  Strategic Site
-  Local Plan Housing Allocation
-  Local Plan Employment Allocation
-  Local Plan Mixed Allocation
-  Future Direction of Growth
-  Protected Employment Land
-  Proposed North West Relief Road
-  Canal Line
-  Safeguarded Land
-  Development Boundary
-  Town Centres
-  Primary Shopping Area
-  Place Plan Area
-  Inset
-  Broad Location for Sports Facility




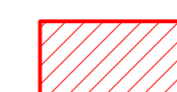



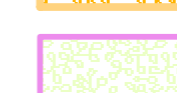


Hierarchy of Settlements

-  Strategic Site
-  Strategic Settlements
-  Strategic Centre
-  Principal Centres
-  Key Centres
-  Community Hubs
-  Community Cluster

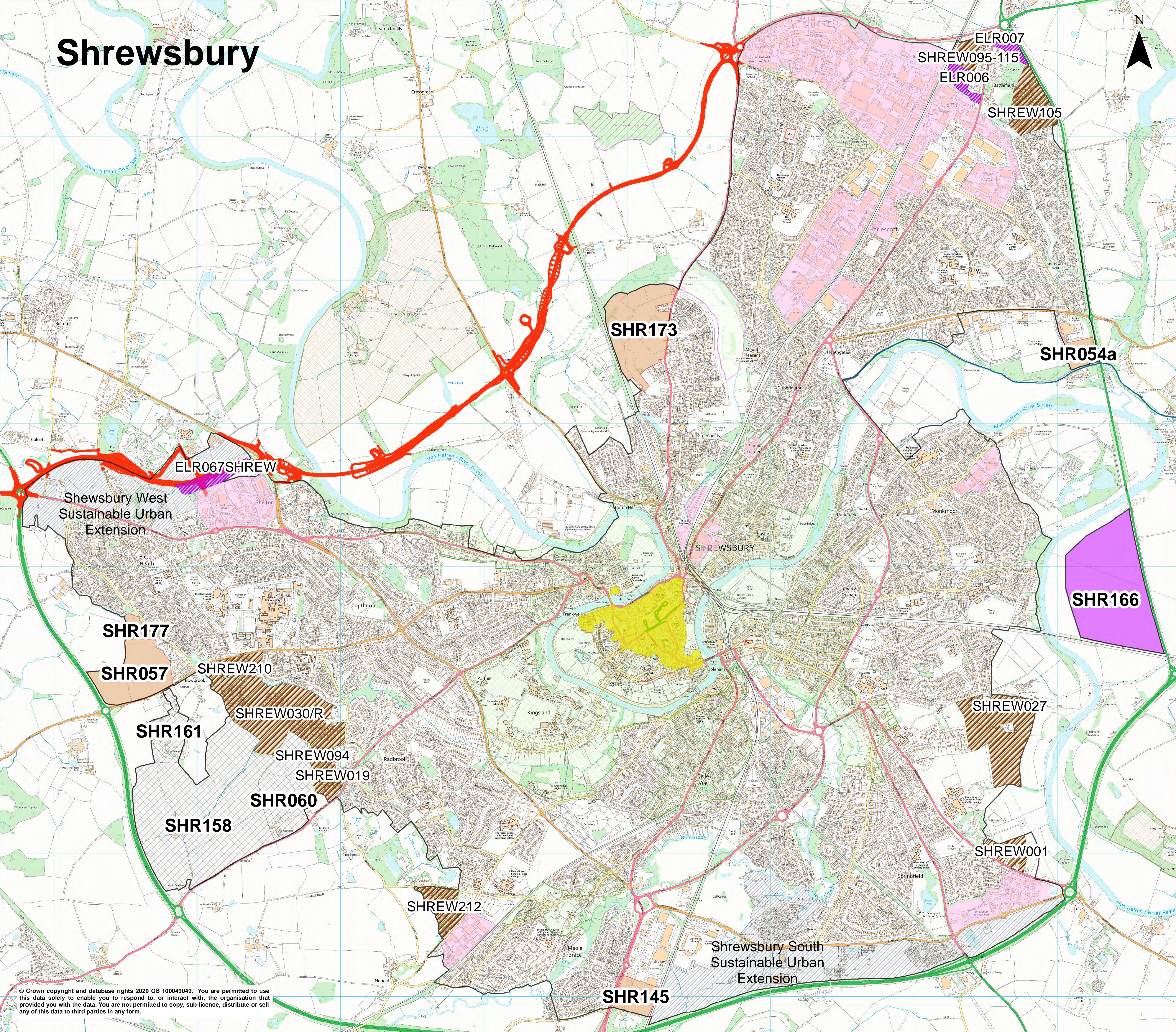
Saved SAMDev

-  Saved SAMDev Employment Allocation
-  Saved SAMDev Housing Allocation
-  Saved SAMDev Mixed Allocations
-  Saved SAMDev Sustainable Urban Extensions
-  Saved Mineral Sites
-  Key Area of Change

Other Information

-  Conservation Areas
-  Registered Battlefields
-  Registered Parks and Gardens
-  Scheduled Monuments
-  World Heritage Sites
-  Ramsar Sites
-  Special Areas of Conservation
-  Sites of Special Scientific Interest
-  Shropshire Hills Area of Outstanding Natural Beauty
-  Green Belt

Shrewsbury



ELR007
SHREW095-115
ELR006
SHREW105

SHR173

SHR054a

ELR067SHREW

Shrewsbury West
Sustainable Urban
Extension

SHR166

SHR177

SHR057

SHREW210

SHREW030/R

SHR161

SHREW094

SHREW019

SHR060

SHR158

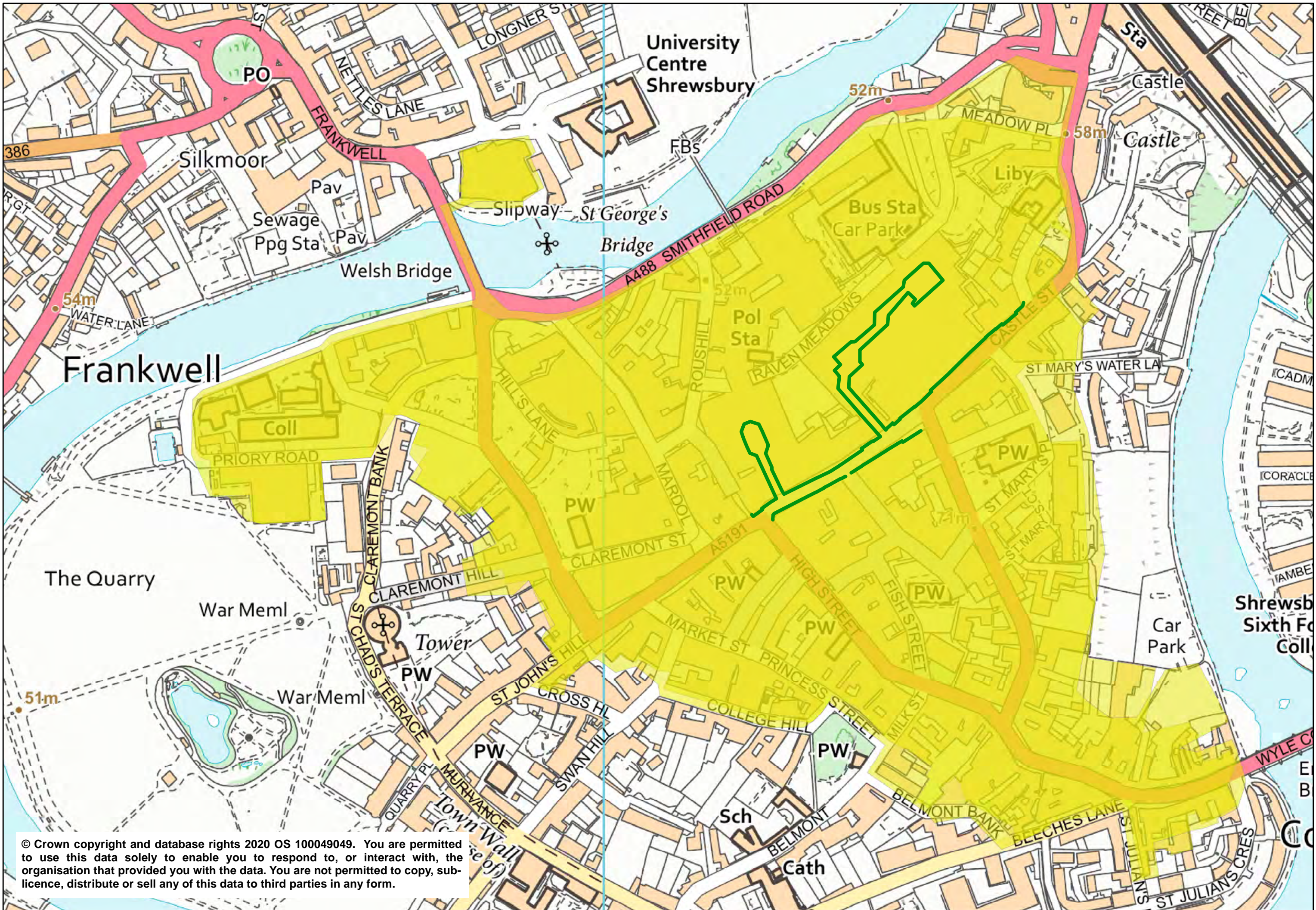
SHREW027

SHREW212

SHREW001

Shrewsbury South
Sustainable Urban
Extension

SHR145



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