

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:	Sarah Matson
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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" value="s.18.3"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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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 checked="" type="checkbox"/> | No: | <input 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.

<p>The Plan is considered sound and the accompanying evidence base is clear in how decisions and judgements were made across the board.</p> <p>As a property owner in Ash Magna, I wish to self build a modest house on a previously developed site adjoining the settlement of Ash Magna, but outside of the current development boundary.</p>

(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 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:

Representing the landowner of proposed allocated site for modest housing growth and delivery of needed community infrastructure in Clive (CLV018), I would welcome the opportunity to participate in the relevant examination hearing session.

(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:

P.W. Richards

 Date:

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Office Use Only	Part A Reference:
	Part B Reference:

Representation Form

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Part B: Representation

Name and Organisation:	Sarah Matson
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Q1. To which document does this representation relate?

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- 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="SP9"/>	Policies Map:	<input type="text"/>
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- | | | | | |
|--|------|--------------------------|-----|-------------------------------------|
| A. Legally compliant | Yes: | <input type="checkbox"/> | No: | <input type="checkbox"/> |
| B. Sound | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
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- (Please tick as appropriate).

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<p>Policy SP9 – ‘Managing Development in Community Clusters’.</p> <p>Whilst the principle of the policy is supported, concerns are raised over the overly restrictive requirements for new residential development.</p> <p>Rural community clusters require a mixture of appropriate development including a modest amount of modest new build housing.</p> <p>The drafted policy, suggests that new residential development will be delivered via; “2c. On suitable small-scale infill sites of 0.1ha or less, which are clearly within and well related to the built form of the settlement, have permanent and substantial buildings on at least two sides and are for up to a maximum of 3 dwellings”;</p>
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Firstly the density of the development suggested; 3 dwellings on 0.1ha would be out of keeping with the majority of settlements proposed to be community clusters and arguably could be considered over development.

Secondly, the restrictive description of what constitutes a suitable site would limit modest growth of community cluster settlements.

(Please continue on a separate sheet if necessary)

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SP9 (2.c);

Residential development will be delivered:

"c. On suitable small-scale sites of 0.3ha or less, which are well related to the built form of the settlement, respecting the local spatial pattern and are for up to a maximum of 3 dwellings;"

(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.*

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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:

Office Use Only	Part A Reference:
	Part B Reference:

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(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:

P.W. Richards

Date:

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Office Use Only	Part A Reference:
	Part B Reference:

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

Sent via email - Planningpolicy@Shropshire.gov.uk

23rd February 2021

Dear Sirs,

RE: FURTHER REPRESENTATION REG 19 CONSULTATION – SP9 & S.18.3

This representation is made on behalf of Ms Sarah Matson in response to the Regulation 19 pre-submission draft of the Shropshire Local Plan.

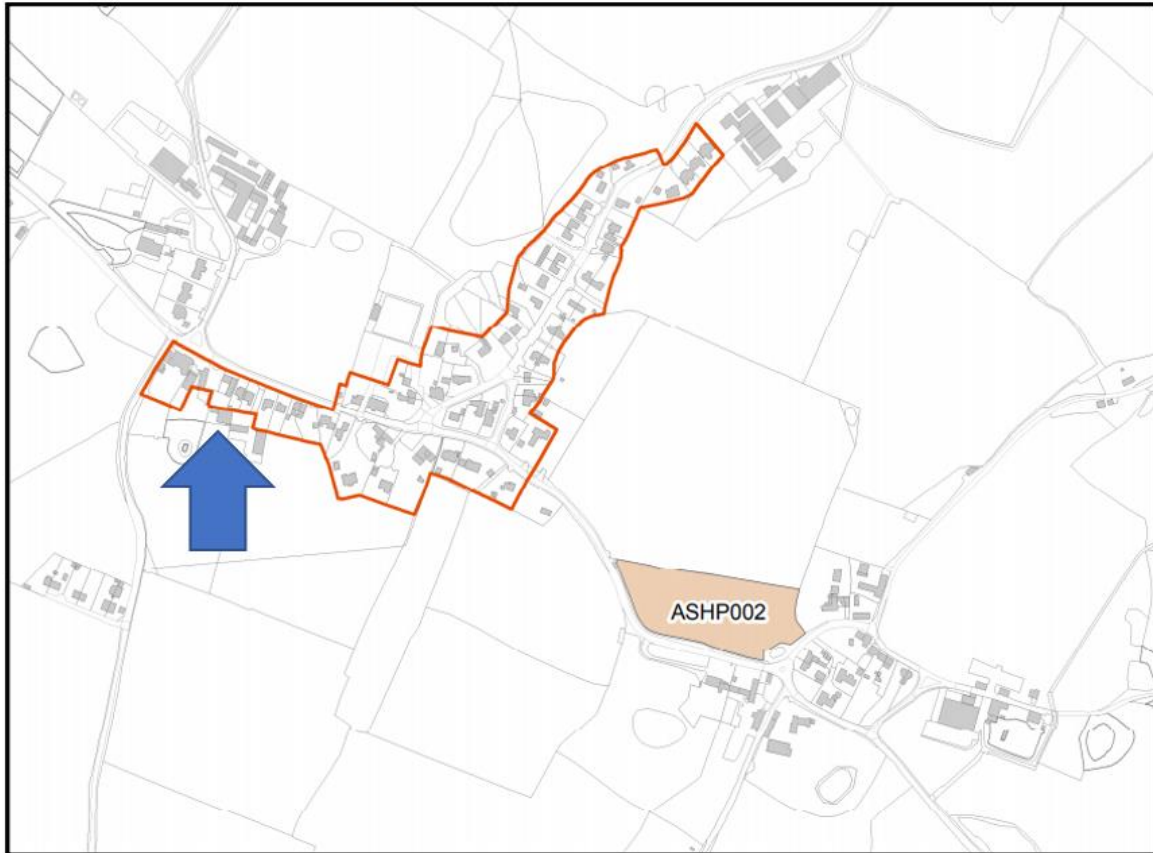
Ms Matson has land interest in Ash Magna; owning a parcel of land on the edge of the settlement, to the south of Ash Road, which she wishes to develop herself as a self-build home. The site is a modestly sized previously developed site with a portal framed building located upon.



Land south of Ash Road

Whilst the current SAMDev plan classifies Ash Magna as a community cluster, it manages the extent of development via the development boundary;

S18 Inset 2 Ash Magna & Ash Parva



SAMDev Plan – Ash Magna

Currently Ms Matson's plot is outside of the settlement boundary, thus policy s.18.3 is welcomed as it proposes the continued classification of Ash Magna as a Community Cluster and the removal of the development boundary.

It is acknowledged that management of development is to be via policy SP9 of the emerging plan, albeit significant concerns are raised over the soundness of the detail of this policy.

Proposed policy SP9 is considered overly restrictive and will be too limiting on new housing coming forward in community cluster settlements. Section 2.(c) of the proposed policy states;

“SP9 2.(c) On suitable small-scale infill sites of 0.1ha or less, which are clearly within and well related to the built form of the settlement, have permanent and substantial buildings on at least two sides and are for up to a maximum of 3 dwellings;”

The evidence used to inform what a suitable 'small-scale infill' site is unclear, and doesn't appear to relate to the existing density of development in community cluster settlements.

Community Cluster settlements are disbursed all over the county with differing characteristics and individual merits, as such policy SP9 as drafted restricts the opportunity for new developments to complement the settlements existing spatial pattern and local character. Plus the reference to infill, is also overly restricting and may nullify many viable small scale / self-build development opportunities.

Whilst it is acknowledged that SP9 needs to be able to manage development in Community Clusters, due to the fragmented and varying nature of the settlements in this category more appropriate policy wording is suggested;

“c. On suitable small-scale sites of 0.3ha or less, which are well related to the built form of the settlement, respecting the local spatial pattern and are for up to a maximum of 3 dwellings;”

In conclusion, the proposal to maintain Ash Magna as a community cluster alongside the removal of the development boundary is supported, however policy SP9 to manage development in cluster settlements is overly restrictive and should be modified.

Yours Faithfully

**Peter Richards MRICS
Chartered Surveyor**