

# **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:	ame and Organisation: Peter Richards – Peter Richards & Co Ltd				
Q1. To which document	does this representation relate?				
Regulation 19: Pre-Sub	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan				
Sustainability Appraisa Local Plan	Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan				
Habitats Regulations A Shropshire Local Plan (Please tick one box)					
	document does this representation relate?				
	Policy: DP 7 Site: Policies Map:				
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:					
A. Legally compliant	Yes: No:				
B. Sound	Yes: 🖌 No: 🗌				
C. Compliant with the Duty (Please tick as appropriate)					
04. Please give details of why you consider the Regulation 19: Pre-Submission					

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.

The cross subsidy policy is an opportunity to deliver a significant number of affordable dwellings and recognises the difficulty in getting landowners to make sites available.

The proposed mix of 70% affordable to 30% open market, appears an logical mix which should be welcomed by local communities whilst ensuring the landowners receive a suitable return.

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)

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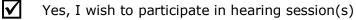
After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

#### 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)



(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 numerous landowners who wish to pursue development opportunities for cross subsidy housing, I would welcome the opportunity to take part in the hearing.

(Please continue on a separate sheet if necessary)

Signature:	P.W. Richards		Date:	25/02/2021
		Office Use Only	Part A Referen	ce:
			Part B Referen	ce:



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Sustainability Appraisa Local Plan	Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan				
Habitats Regulations A Shropshire Local Plan (Please tick one box)					
	document does this representation relate?				
	Policy: DP 7 Site: Policies Map:				
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:					
A. Legally compliant	Yes: No:				
B. Sound	Yes: 🖌 No: 🗌				
C. Compliant with the Duty (Please tick as appropriate)					
04. Please give details of why you consider the Regulation 19: Pre-Submission					

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.

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The cross subsidy policy is an opportunity to deliver a significant number of affordable dwellings and recognises the difficulty in getting landowners to make sites available.

The proposed mix of 70% affordable to 30% open market, appears an logical mix which should be welcomed by local communities whilst ensuring the landowners receive a suitable return.

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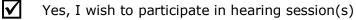
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No, I do not wish to participate in hearing session(s)



(Please tick one box)

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(Please continue on a separate sheet if necessary)

Signature:	P.W. Richards		Date:	25/02/2021
		Office Use Only	Part A Referen	ce:
			Part B Referen	ce:



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Q1. To which document	does this representation relate?			
Regulation 19: Pre-Sub	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan			
Sustainability Appraisa 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:	Policy: DP 6 Site: Policies Map:			
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:				
A. Legally compliant	Yes: No:			
B. Sound	Yes: No: 🗹			
C. Compliant with the Duty (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.

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The proposed policy for single plot affordable dwellings has worked very well in delivery a significant number of good quality affordable housing for Shropshire. Whilst it is evident that isolated development should be avoided, the proposed policy seems overly restrictive and goes against the spirit of the original policy to afford more opportunity for affordable homes, rather than restrict.

Proposed policy advises that a suitable "site is within and well related to the built form of a settlement and has permanent and substantial buildings on at least one side".

It is considered that flexibility should be maintained in this policy to allow sites to be assessed against the spatial pattern of each individual settlement.

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DP6 (2)

b. The site is within and well related to the built form of a settlement;

(Please continue on a separate sheet if necessary)

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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 numerous landowners who wish to pursue development opportunities for local need dwellings, I would welcome the opportunity to take part in the hearing.

(Please continue on a separate sheet if necessary)

Signature:	P.W. Richards		Date:	25/02/2021
		Office Lice Oply	Part A Reference	ce:
		Office Use Only	Part B Reference	ce:



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Sustainability Appraisal Local Plan	Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan			
Habitats Regulations As Shropshire Local Plan (Please tick one box)	•			
Q2. To which part of the	document does this representation relate?			
Paragraph: P	olicy: Site: WHT042 Policies Map:			
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:				
A. Legally compliant	Yes: 🗹 No: 🗖			
B. Sound	Yes: 🗹 No: 🗌			
C. Compliant with the Duty to Co-operate Yes: 🗹 No: 🗌 ( <i>Please tick as appropriate</i> ).				
Q4. Please give details of why you consider the Regulation 19: Pre-Submission				

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The plan proposal for Whitchurch is considered sound and logical, with site WHT042 providing a logical rounding off of the settlement alongside delivering the adjacent Employment site.

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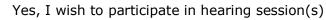
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