

## 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:	Peter Richards – Peter Richards & Co Ltd
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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="DP 7"/>	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 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 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 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.</p> <p>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.</p>
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(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)*

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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)?**

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

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

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Office Use Only	Part A Reference:
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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.

(Please continue on a separate sheet if necessary)

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DP6 (2)

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

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Part B Reference:

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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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