

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:	Fieldcrest Partnership LLP on behalf of Mr R. Cooke (owner of site SHA019)
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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="SHA019"/>	Policies Map:	<input type="text" value="Shawbury"/>
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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.

See attached Statement and Documents
01 Supporting Statement
02 Topographical Survey
03 Drawing FCP21.shaw-PL01A

(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.

none

(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:

We have no need to attend if there are no participants making representations against the allocation at the Examination.

However if there are participants at the Examination which seek to make representations against the site, we would wish to attend to respond and answer any questions raised

(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: [] _____ Date: 25/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

SUPPORTING STATEMENT

Regulation 19 Pre-Submission Draft Local Plan Response February 2021

Land between the A53 and Poynton Road, Shawbury

Local Plan Review Allocation SHA019

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Document 1 Drawing DW01
Drainage Works agreed at Poynton Road with Shropshire
Council Drainage Team

1.0 Introduction

This note has been prepared to respond to the Shropshire Local Regulation 19: Pre-Submission Draft Consultation of the Shropshire Local Plan 2016 to 2038.

For information the site is identified on the aerial photograph below and measures around 5.25ha (around 13 acres)



Drawing FCP21/shaw-LP01 shows the site area and the issues surrounding the development of the site.

2.0 Dwelling Numbers

The SHA019 site is the only allocated site within Shawbury and the 'Development Guidelines' suggest that the site could accommodate 80 dwellings in 2 phases (40 dwellings per phase).

'Policy S17.2 Community Hubs – Wem Place Plan' suggests that Shawbury village as a whole should accommodate around 150 new dwellings up to 2038.

It is anticipated that Phase 1 of the site be developed for up to 40 dwellings and Phase 2 for up to 40 dwellings.

3.0 Housing Mix

'Policy DP1 Residential Mix' explains that:

- a. In locations where in the last 5 years a Local Housing Need Survey has been undertaken through the 'Right Home Right Place' initiative or an equivalent survey endorsed by Shropshire Council, at least 50% of open market dwellings will reflect the profile of housing need established within the survey. The remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes; or
- b. At least 25% of open market dwellings will be dwellings with 2 bedrooms or less. At least a further 25% of open market housing will be dwellings with 3 bedrooms or less. The remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes

There is not a Local Housing Need Survey for Shawbury under the 'Right Home Right Place' initiative. Therefore part b. will be relevant.

4.0 Affordable Housing

The suggested affordable housing requirement set out in 'Policy DP3 – Affordable Housing Provision' is 10% (10% being the applicable calculation within the northern area of the County).

These can be a mix of affordable rent/discounted sale/shared equity etc and will be determined in consultation with the provider and the Shropshire Council Housing Officer.

5.0 CIL Payments

Shropshire Council introduced a CIL Charging Schedule on the 1 January 2012 and this applies to all eligible development approved after this date.

At present the CIL payment is £80.00 x indexation at 48.65% (at 2021 rates which have fallen from the 2020 rates of 49.11%). Therefore the CIL payment in 2021 would be £118.92/sqm of residential floorspace.

6.0 Vehicular Access

The Council's Development Guideline for the site explains that:

"An appropriate highway access will be provided off the new roundabout on the A53 via the adjacent development site. No vehicular access will be provided from Poynton Road, the Paddocks or Hazeldine Crescent. Any necessary highway improvements will be undertaken"

The existing Lioncourt 'Oaklands Park' Development includes a roundabout onto the A53 and the route through the development to the owners land shown on Drawing FCP21/shaw-LP01.

The roundabout and the access route through the Oaklands Park site was designed to accommodate the Phase 2/3 land currently shown as Allocation SHA019.

The carriageway is 6.1m with 2m footways on either side and the stub to the existing roadway is shown on the photograph right.



The roundabout access and the route through the Oaklands Park development is capable of accommodating the level of development proposed within the site allocation SHA019.

7.0 Bus Turning/Parent Parking Facility

The access route will not interfere with the land for the previously reserved Bus Turning/Parent Parking Facility.

This land is shown on Drawing FCP21/shaw-LP01 and is retained via the s106 Agreement associated with planning approval for the Lioncourt 'Oaklands Park' Development (16/05474/FUL - Erection of 50 dwellings, provision of bus turning area & car park for Shawbury Primary School and associated public open space)

8.0 Footpath to Poynton Road

The Council's Development Guideline for the site explains that:

"A pedestrian footway will be provided along the site's eastern boundary, connecting to the existing footway on Poynton Road"

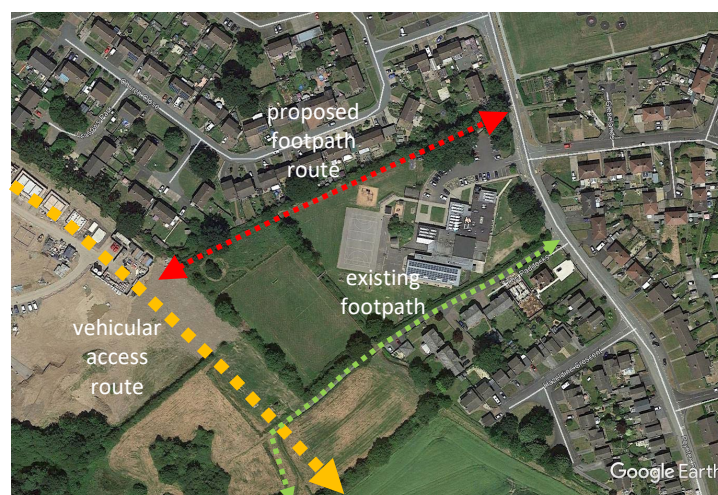
A link is required to be provided onto Poynton Road, providing permeability and direct access to Poynton Road including the Shawbury Medical Practice (on the eastern side of Poynton Road).

9.0 Footpath alongside Shawbury Primary School

The Council's Development Guideline for the site explains that:

"The development will support the delivery of a footpath link, alongside appropriate infrastructure including lighting and secure fencing, to support enhanced connectivity to St Marys Primary School and to ease congestion on Poynton Road"

The route of the footpath is shown below:



10.0 Open Space

The existing Lioncourt 'Oaklands Park' Development (planning application 16/05474/FUL) included the area of open space outside of the previous allocated site area.

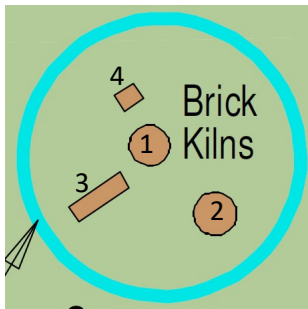
The strategic area of open space could be alongside this other open space area with localised areas of open space within the allocated site area.

11.0 Heritage Assets

The Council's Development Guideline for the site explains that:

"Development will reflect and respect the site's heritage and heritage assets within the wider area. Contributions will be required towards the consolidation, conservation and interpretation of the Grade II listed brick kiln and associated structures west of the site"

The Grade II Listed Buildings referred to lie outside of the site but within the owners remaining land shown on Drawing FCP21/shaw-LP01 with photographs are below



building grouping



brick kiln 1



brick kiln 2



remains of building 3



remains of building 4

The structures include the following description within the listing:

Brick Kiln approximately 460 Metres to South West of Church of Saint Mary the Virgin, Poynton Road

Grade II Listed Building

Brick kiln. Probably mid-C19. Red brick (English bond); domed brick roof with oculus. Circular plan. 9 bays divided by buttresses. Stepped segmental-arched recesses in each bay, each with a smaller small segmental-arched opening. Depressed-arched entrance to north-west. This is an interesting and complete example of a small brick kiln associated with a small brickworks. The remains of the diggings lie to south of the kiln.

Listing National Grid Reference: SJ5564420759

The layout and design of the properties close to the site will need to respect these heritage assets, although it is expected that the built development will be a significant distance from these structures.

12.0 Trees/Hedges

The Council's Development Guideline for the site explains that:

“Existing trees, hedgerows and priority habitats will be retained and enhanced.”

There are trees and hedge lines around the site boundaries shown dashed green and two mature hedge lines within the site shown dashed yellow.



It is inevitable that elements of the internal hedge lines will be lost to provide access routes within the site but the remainder should be accommodated within the development of the site wherever possible.

13.0 AD Plant Stand Off

An Anaerobic Digester is sited on the land to the west at Park House Farm granted consent under application 11/03685/MAW – Construction of agricultural anaerobic digestion plant to generate renewable energy.

This has been operational for around 5 years.

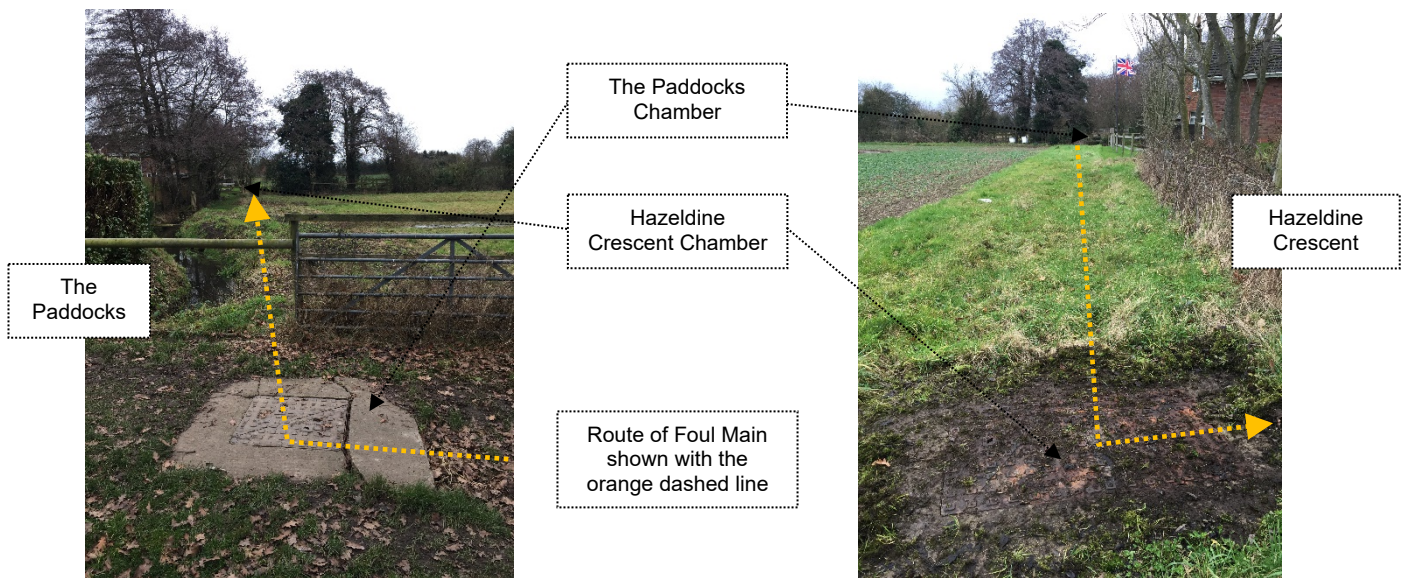
The agreed stand off to the existing Anaerobic Digester on the Lioncourt 'Oaklands Park' Development (planning application 16/05474/FUL) was 175m.

This same stand off should be accommodated within the allocated site SHA019 which is reflected in the shape of the arc along the western boundary of the Allocated Site SHA019.

14.0 Foul Drainage

The Lioncourt 'Oaklands Park' Development (planning application 16/05474/FUL) connected to the foul main chamber at 'The Paddocks' which is shown on Drawing FCP21/shaw-LP01.

The foul main runs from the chamber at the end of The Paddocks, within the site boundary and turns into Hazeldine Crescent.



Photograph looking south along the site boundary

Photograph looking north along the site boundary

This length of foul main sewer within the site would be available to provide the foul drainage connection point for the development.

15.0 Surface Water Drainage

The Council's Development Guideline for the site explains that:

'The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere'

The Lioncourt 'Oaklands Park' Development (planning application 16/05474/FUL) included soakaways plus a swale and a discharge to the ditch running along the NE boundary shown in the photographs right.

It is envisaged that the same drainage principals would be adopted in the scheme (with connection to the same ditch running along the north eastern boundary).



16.0 Culvert under Poynton Road

The existing ditch runs along the north eastern boundary of the site and this discharges to a culvert running under Poynton Road.

Historically there has been an element of flooding at this point (see Drawing FCP21/shaw-LP01). It is thought that the culvert shown right causes this pinch point in part due to the inlet being frequently blocked and the element under the highway being blocked and difficult to clean/maintain. In addition there is a 90° bend on the eastern side of Poynton Road which cannot be cleaned out.



Shropshire Council Drainage Team requested assistance in improving this situation and it has been agreed to improve the system in line with the attached Drawing DW01 (Drainage Works agreed at Poynton Road with Shropshire Council Drainage Team). This is attached as Document 1.

The works extend the open ditch southward within the site and provide a straight culvert under Poynton Road to meet the open ditch within the Chantry Close development. The existing culvert shown in the photograph above would be blocked as part of the works.

The cost of these works is unclear, but at this stage it is suggested that £30,000.00 be set aside to cover this element.

17.0 Noise

The Councils Development Guideline for the site explains that:

“Acoustic design, layout, green infrastructure, building materials and other appropriate forms of mitigation will be used to appropriately manage noise from nearby commercial activities, roads and defence activities, informed by an appropriate noise assessment which includes engagement with the Ministry of Defence”

The Lioncourt ‘Oaklands Park’ Development (planning application 16/05474/FUL) included a noise report submitted by noise.co.uk using the guidance and procedures contained in BS4142:20141 (BS4142) and BS8233:20142 (BS8233).

Within the noise.co.uk report the impacts of the nearby noise sources were considered and these were mitigated by earth bunds and enhanced glazing specification.

As the site is a significant distance from the A53 it is anticipated that enhanced glazing would be sufficient but this will be clarified within the necessary noise report.

18.0 Neighbouring Properties

There are existing dwellings along the north eastern boundary of the site (off The Paddocks, Hazeldine Crescent and Poynton Road)

Policy SP5 - High-Quality Design suggests that developments should ensure the health and well-being of neighbours and the other nearby residential occupiers.

The amenity of the neighbouring properties can be achieved by a combination of open space areas along the north eastern boundary, a suitable layout and associated separation distances.

19.0 Services

Electricity provided at the boundary of the Lioncourt ‘Oaklands Park’ Development (planning application 16/05474/FUL) and available for connection

Gas	provided at the boundary of the Lioncourt 'Oaklands Park' Development (planning application 16/05474/FUL) and available for connection
Telephone	provided at the boundary of the Lioncourt 'Oaklands Park' Development (planning application 16/05474/FUL) and available for connection
Foul Sewer	a foul water sewer is available for connection within the site boundary see 14.0 above

20.0 Availability

A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

In this case the sites WHT037 and WHT044 are owned by persons who have via Local Plan consultations confirmed the intention to sell the land for development at the earliest opportunity.

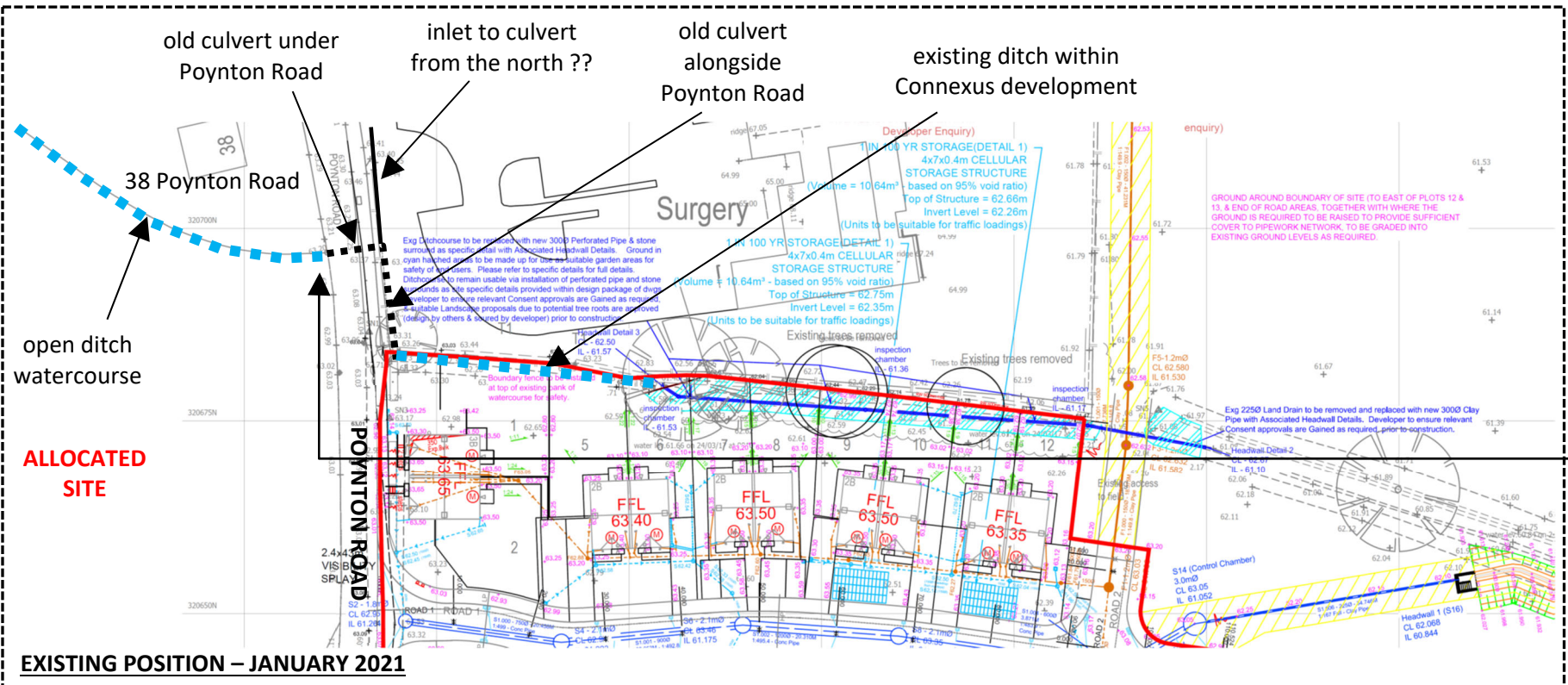
The site is available for development

21.0 Deliverability

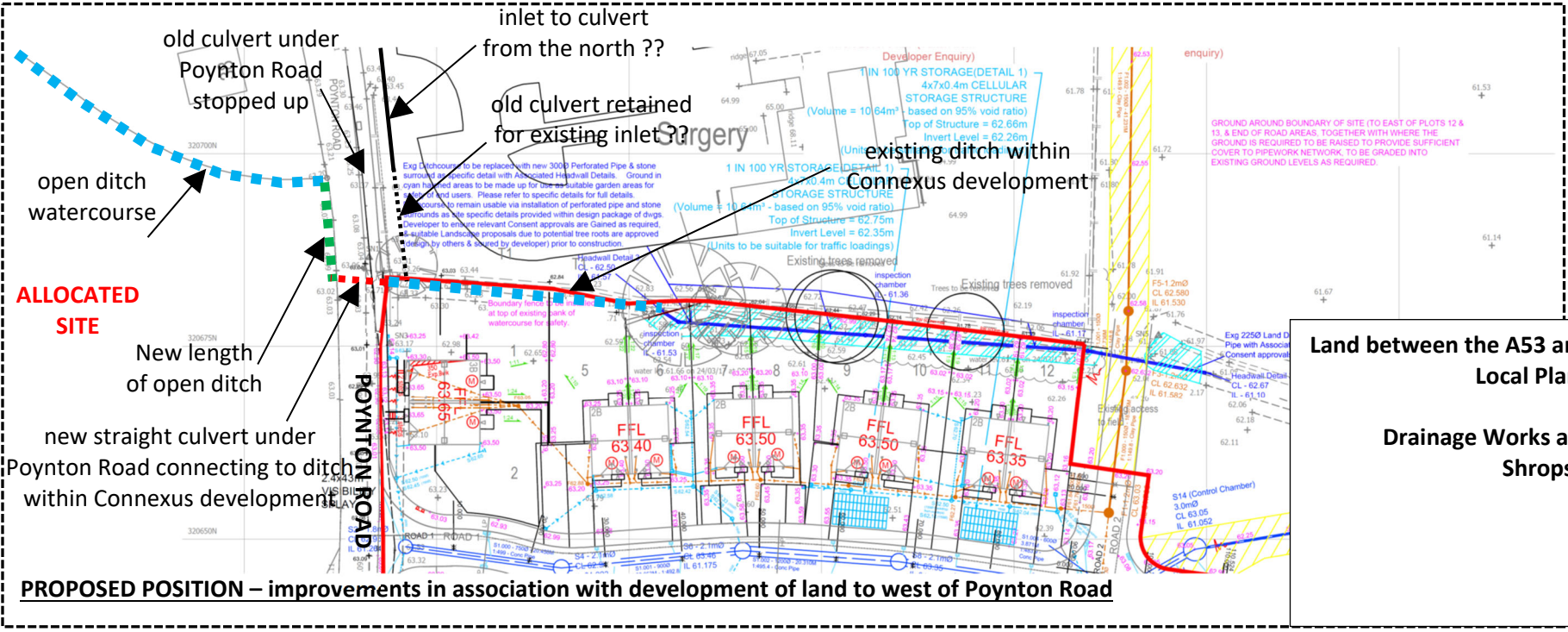
Plan-makers will need to assess whether a site can be considered deliverable within the next five years, or developable over a longer period.

Once the land is formally allocated the land will be made available for development.

At this stage it is anticipated that the sites will come forward in the 'Short Term' (2020 to 2025) with completion in the 'Medium Term' (2025 to 2030)



Photograph of old culvert under Poynton Road to be blocked up



Land between the A53 and Poynton Road, Shawbury
 Local Plan Review Allocation SHA019
 Drainage Works agreed at Poynton Road with
 Shropshire Council Drainage Team
 Drawing DW01
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 All discrepancies must be notified to the Agent immediately.

KEY :

A	24.02.21	Drawing Title Amended
Rev	Date	Revisions
Drawn by :	DSO	Date : JANUARY 2021

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Client :
 Rodney John Cooke

Job Title :
 Land between the A53 and Poynton Road
 Shawbury, Local Plan Review Allocation
 SHA019

Drawing Title :
 REGULATION 19 PRE-SUBMISSION
 DRAFT LOCAL PLAN CONSULTATION

Drg No : FCP21/shaw-LP01	Scale : A3@1:2500	Rev : A
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EXISTING ROUNDABOUT APPROVED & CONSTRUCTED UNDER APPLICATION NO. 14/03635/OUT PROVIDING ACCESS ONTO A53 - SEE SECTION 6.0 IN DEVELOPMENT GUIDELINES

ROUTE OF PROPOSED FOOTPATH SEE SECTION 9 OF DEVELOPMENT GUIDELINES

EXTENT OF HIGHWAY WITHIN LIONCOURT 'OAKLANDS PARK' DEVELOPMENT

BUS TURNING AREA AND CAR PARKING AREA DEDICATED TO SHROPSHIRE COUNCIL WITHIN S106 AGREEMENT ATTACHED TO PLANNING APPLICATION 14/03635/OUT SEE SECTION 7.0 OF THE DESIGN GUIDELINES

NO VEHICULAR ACCESS WILL BE PROVIDED FROM POYNTON ROAD, THE PADDOCKS OR HAZELDINE CRESCENT. ANY NECESSARY HIGHWAY IMPROVEMENTS WILL BE UNDERTAKEN SEE SECTION 6.0 OF THE DESIGN GUIDELINES

LINE OF EXISTING FOUL SEWER AND 6M WIDE EASEMENT (SUBJECT TO SEWER DEPTH) ALLOWING ON SITE CONNECTION TO THIS SEWER AT THIS LOCATION SEE SECTION 14.0 OF DESIGN GUIDELINES

EXISTING AND PROPOSED CULVERT ARRANGEMENT SHOWN ON Drg DW01 'DRAINAGE WORKS AGREED WITH SHROPSHIRE COUNCIL DRAINAGE TEAM' SEE SECTION 16.0 OF THE DESIGN GUIDELINES

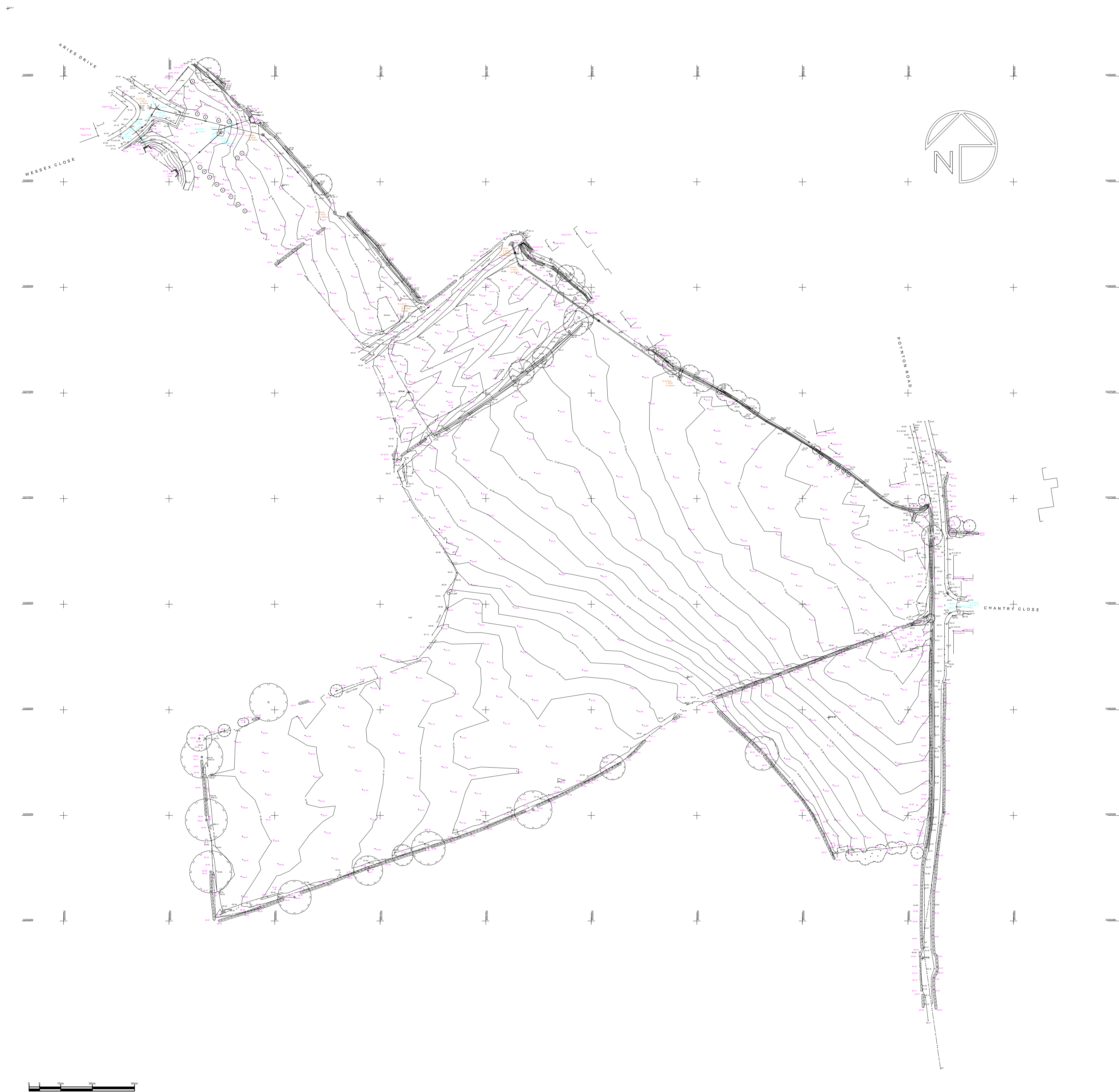
GRADE II LISTED BRICK KILN AND ASSOCIATED STRUCTURES SEE SECTION 11.0 OF DESIGN GUIDELINES

PEDESTRIAN FOOTWAY WILL BE PROVIDED ALONG THE SITES EASTERN BOUNDARY CONNECTING TO THE EXISTING FOOTWAY ON POYNTON ROAD SEE SECTION 8.0 OF THE DESIGN GUIDELINES

THE SITE WILL INCORPORATE APPROPRIATE SUSTAINABLE DRAINAGE, INFORMED BY A SUSTAINABLE DRAINAGE STRATEGY. ANY RESIDUAL SURFACE WATER FLOOD RISK WILL BE MANAGED BY EXCLUDING DEVELOPMENT FROM THE AFFECTED AREAS OF THE SITE, WHICH WILL FORM PART OF THE GREEN INFRASTRUCTURE NETWORK. FLOOD AND WATER MANAGEMENT MEASURES MUST NOT DISPLACE WATER ELSEWHERE. SEE SECTION 15.0 OF THE DESIGN GUIDELINES

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KEY :



Rev	Date	Revisions	Name
-	-	-	-
Drawn by :	Date :		-

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Client :
 FIELDCREST ASSOCIATES

Job Title :
 PROPOSED RESIDENTIAL DEVELOPMENT
 ON LAND BETWEEN A53 AND POYNTON ROAD
 SHAWBURY

Drawing Title :
 EXISTING SURVEY PLAN

Dwg No :
 FCA017/00 - SP

Scale :
 1:1000@A1

Rev :
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