

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:	Nigel Thorns Planning Consultancy on behalf of Mr Roberts and Ms Dolphin (owners of site WHT044)
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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="WHT037"/> <input type="text" value="WHT044"/>	Policies Map:	<input type="text" value="Whitchurch"/>
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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.

please see attached supporting statement
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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.

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 need not 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 Off Chester Road, Whitchurch

Local Plan Review Allocation WHT044

Prepared by
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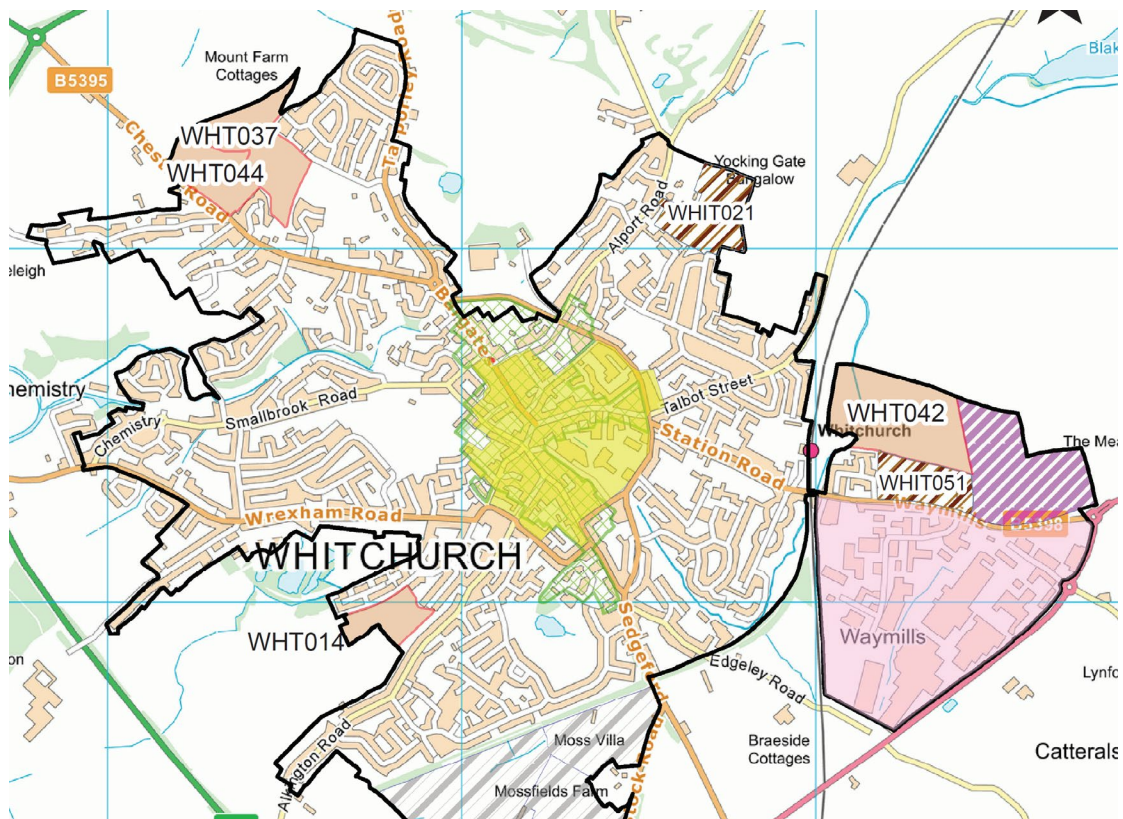
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1. Introduction

- 1.1 This representation is made on behalf of the owners of allocated site WHT044 (Land North of Chester Road, Whitchurch)
- 1.2 This response seeks to **SUPPORT** the allocation of sites WHT037 and WHT044 which are included within the Regulation 19 Pre-Submission Draft

2. Site Context

2.1 The context of the site is shown below along with an extract of the Local Plan Map for Whitchurch



3. Development Guidelines for sites WHT037 and WHT044

- 3.1 The current Regulation 19 Consultation suggests within the Development Guidelines that:

Land North of Chester Road, Whitchurch (WHT037 & WHT044)
Provision 200 Dwellings

Development to be delivered in a comprehensive manner in order to ensure sustainable development. The quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan.

The site has potential for two vehicular access points; from Chester Road and Tarporley Road through the existing Mount Farm development. However, there will be no direct vehicular access connecting Chester Road and Tarporley Road, although pedestrian and cycle links through the site will be required.

All necessary improvements to the highway network will be undertaken.

Opportunities to encourage increased pedestrian and cycle access to, through and from the site into the town centre will be provided.

Green infrastructure corridors with effective native planting will form an intrinsic component of this development.

Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network.

Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form.

Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from nearby roads.

The site will incorporate appropriate sustainable drainage, informed by a Sustainable Drainage Strategy in line with policy DP22. All surface water from the site will be managed effectively, with run-off restricted to greenfield rates. Any areas of flood risk will be excluded from development and will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.

4. Sustainability

- 4.1 The site lies within a highly sustainable location close to Whitchurch town centre and its services and facilities

5. Access

- 5.1 The site lies WHT044 has a road frontage onto the B5395 Chester Road which was formerly the A41 trunk road linking Whitchurch to Chester.
- 5.2 The site WHT037 has an opportunity to provide access via site WHT004 onto Chester Road or off Tarporley Road via the existing Mount Farm development site to the north.
- 5.3 The 'Development Guidelines' suggest that there should not be a link between Chester Road and Tarporley Road.
- 5.4 The highway network is capable of accommodating the development proposed within the allocation

6. Drainage

- 6.1 Concerns from local residents have previously been raised regarding the issues of drainage around the site.
- 6.2 There is an existing foul water sewer spur in Chester Road directly in front of the site on the highway outside 54 Chester Road. This connects to a main from Pear Tree Lane at around 25m from the southernmost point of the site at the junction with Croft Gardens. The foul water from the development would connect to this main sewer via gravity.
- 6.3 In relation to surface water drainage Approved Document H of the current Building Regulations sets out a hierarchy for disposal of surface water from new development at Part H3, as follows:

Rainwater drainage

H3. (1) Adequate provision shall be made for rainwater to be carried from the roof of the building.

(2) Paved areas around the building shall be so constructed as to be adequately drained.

(3) Rainwater from a system provided pursuant to subparagraphs (1) or (2) shall discharge to one of the following, listed in order of priority:

(a) an adequate soakaway or some other adequate infiltration system; or, where that is not reasonably practicable,

(b) a watercourse; or, where that is not reasonably practicable,

(c) a sewer.

- 6.4 The land immediately to the south east of the site (Oak Tree Close) was developed for 13 dwellings in around 2018. The site deals with surface water by infiltration methods alone, with each property including an engineered soakaway within the rear garden (dimensions vary from 3.0m x 1.5m x 1.5m deep to 7m x 1.5m x 1.5m deep).
- 6.5 Previous investigations at the existing Mount Farm development on land to the north have revealed poor infiltration rates.
- 6.6 It is anticipated that the allocated site will have areas where infiltration will be acceptable and areas where it will not.
- 6.7 The scheme will include SUDs measures as follows:
- Allowing water to soak into the ground wherever possible (infiltration)
 - Slowly transporting water on the surface and filtering out pollutants
 - Storing run off and releasing it slowly (attenuation basins and/or crates)
- 6.8 If surface water cannot be dealt with fully by infiltration then surface water can be disposed of at greenfield rates (or other rates agreed with Welsh Water) via:
1. ditches around the perimeter of the site (including the watercourse running in a northerly direction), and/or
 2. a 150mm diameter surface water sewer within Chester Road
- 6.9 The drainage issues will be the subject of detailed assessment at the planning application stage and will fulfil the criteria within Building Regulation Approved Document H, NPPF and Local Plan Policy CS18 Sustainable Water Management.

7. Availability

- 7.1 A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from landowners 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.
- 7.2 In this case the sites WHT037 and WHT044 are owned by persons who have via Local Plan consultations confirmed their intention to sell the land for development at the earliest opportunity.
- 7.3 The site is available for development.

8. Deliverability

- 8.1 Plan-makers will need to assess whether a site can be considered deliverable within the next five years, or developable over a longer period.
- 8.2 Once the land is formally allocated the land will be made available for development.
- 8.3 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)
- 8.4 The site is deliverable

9. Conclusion

- 9.1 The site lies in a highly sustainable location on the built up edge of Whitchurch and sits comfortably within the existing pattern of development.
- 9.2 The land is available, viable and deliverable and will be brought forward at the earliest opportunity.
- 9.3 The Promoters and Landowners request that the site allocations WHT037 and WHT044 be supported and retained within the Local Plan

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