

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 Ltd on behalf of Mr J Richardson
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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="WRP001VAR"/>	Policies Map:	<input type="text" value="Weston Rhyn"/>
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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 letter and documents

(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:

20th February 2020

Watton, 22 Kingsland Road,
Shrewsbury, Shropshire, SY3 7LD
Tel/Fax (01743) 343660
Mobile (07791) 316173
e.mail Nigel@nigelthorns.co.uk

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Dear Mr Jones

Local Plan Review 2016 to 2038
Regulation 19 Pre-Submission Draft Consultation
Joint Promotion of Land West of Trehowell Lane, Weston Rhyn (WRP001VAR)

Please accept this letter as supporting the new site allocation WRP001VAR and I would request that the information below is considered as part of the current consultation.

Land Owners Agreement

The new allocation WRP001VAR is owned by 2 parties as follows:

- Mr R & Mrs D Young
Approximately 1.87ha (western part)
Agent Clive Roberts
- Mr J Richardson
Approximately 1.98ha (eastern part including the access)
Agent Nigel Thorns

The landowners have agreed to pursue a joint promotion of their land in the current Local Plan Review.

Heads of Terms relating to an equalisation agreement have been discussed and these are close to being agreed at the point of writing this letter.

The equalisation agreement should be available for presentation to the Planning Inspector at the Examination.

Proposed Allocation WRP001VAR

The current Consultation allocates the above site for 60 Dwellings with the following 'Development Guidelines':

The site comprises of two previous site promotions where the land owners have agreed to jointly promote the land as one site. The site

therefore is to be developed comprehensively as a single development. Any phasing must ensure the delivery of both parcels which comprise the whole site.

The site's layout shall make provision for any future development to the west and north.

Access to the site to be from Trehowell Lane.

Development must include appropriate repositioning of Trehowell Lane to access the site, including utilising the land to the east of the road (which is under the same ownership as the preferred site). This road would need appropriate widening with a new junction being formed.

The design and layout of development and appropriate boundary treatments should mitigate noise from the road to the west of the site.

Existing mature trees on the site should be retained.

Development will need to be sympathetic to the nearby Grade II listed Sunday School.

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 owners have considered the development guidelines referred to above and are comfortable that each of the criteria can be accommodated within the development.

Viability

The site forms a green field site directly adjacent to the settlement boundary of Weston Rhyn.

All services are provided within the residential estate immediately to the south of the promoted site within Trehowell Lane.

A foul water connection is shown on the attached Welsh Water extract at the junction of Trehowell Lane and Long Croft.

Surface water drainage 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 site is clearly viable with no significant abnormal costs.

Availability

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.

In this case the site WRP001VAR is owned by individuals who have via Local Plan consultations confirmed their intention to work together and develop the site at the earliest opportunity.

The site is available for development.

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.

Both owners are keen to work together and dispose of the site as soon as possible.

A local developer has expressed a strong interest in the site and it is understood that they are close to providing a formal offer. This would be subject to the adoption of the Local Plan Review and the formal allocation of the site.

Subject to the result of the offer above the site may be either sold to the local developer, presented to the open market, or presented to a select group of local developers for disposal.

Development Timing

It is anticipated that the submission of a formal planning application for the development of the site would await adoption of the Local Plan.

The development timing would be as follows:

- Commencement “short term” 2020/21-2024/25

- Completion “medium term” 2025/26-2029/30

I also attach for your information the following documents:

- 02 Drone Photographs of the Site
- 03 Drawing 03B Access Detail
- 04 Welsh Water Sewer Record

The land is available, viable and deliverable within the period of the Local Plan Review and we trust that the allocation is further supported by Shropshire Council through the adoption process.

Please call if there are any outstanding issues that require further discussion or clarification.

Yours faithfully

Nigel Thorns

Drone Photographs

Regulation 18 Pre-Submission Draft of the Shropshire Local Plan

Promoted Site WRP001
Disputed Site WRP006

Promoted Site WRP001
Disputed Site WRP006
Land off Trehowell Lane,
Weston Rhyn, Oswestry SY10 7JP

Prepared by
Nigel Thorns BSc(Hons) DipTP MRTPI

NigelThornsPlanningConsultancyLtd
CharteredConsultantTown&CountryPlanning

Watton, 22 Kingsland Road,
Shrewsbury, Shropshire, SY3 7LD
Tel 01743 343660
Mobile 07791316173
Email nigel@nigelthorns.co.uk

Drone Photographs 21st September 2020

The drone photographs throughout this document are in the positions noted below



Drone Photographs at Point 1 (P1)

1st photograph facing south towards Long Croft, then rotating clockwise









Drone Photographs at Point 2 (P2)

1st photograph facing south towards Long Croft, then rotating clockwise









Drone Photographs at Point 3 (P3)

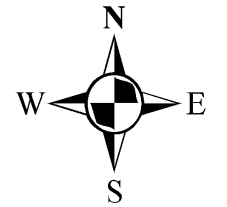
1st photograph facing south towards Long Croft, then rotating clockwise





NigelThornsPlanningConsultancyLtd
CharteredConsultantTown&CountryPlanning

Watton, 22 Kingsland Road,
Shrewsbury, Shropshire, SY3 7LD
Tel 01743 343660
Mobile 07791316173
Email nigel@nigelthorns.co.uk



LEGEND(Representative of most common features)

	Foul chamber		Outfall
	Surface water chamber		Lamphole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
	RED - Combined		Private Sewer Transfer
	GREEN - Surface Water		Lateral Drain
	BROWN - Foul		Inspection Chamber
	Purple - Former S24 sewers (for indicative purposes only)		

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

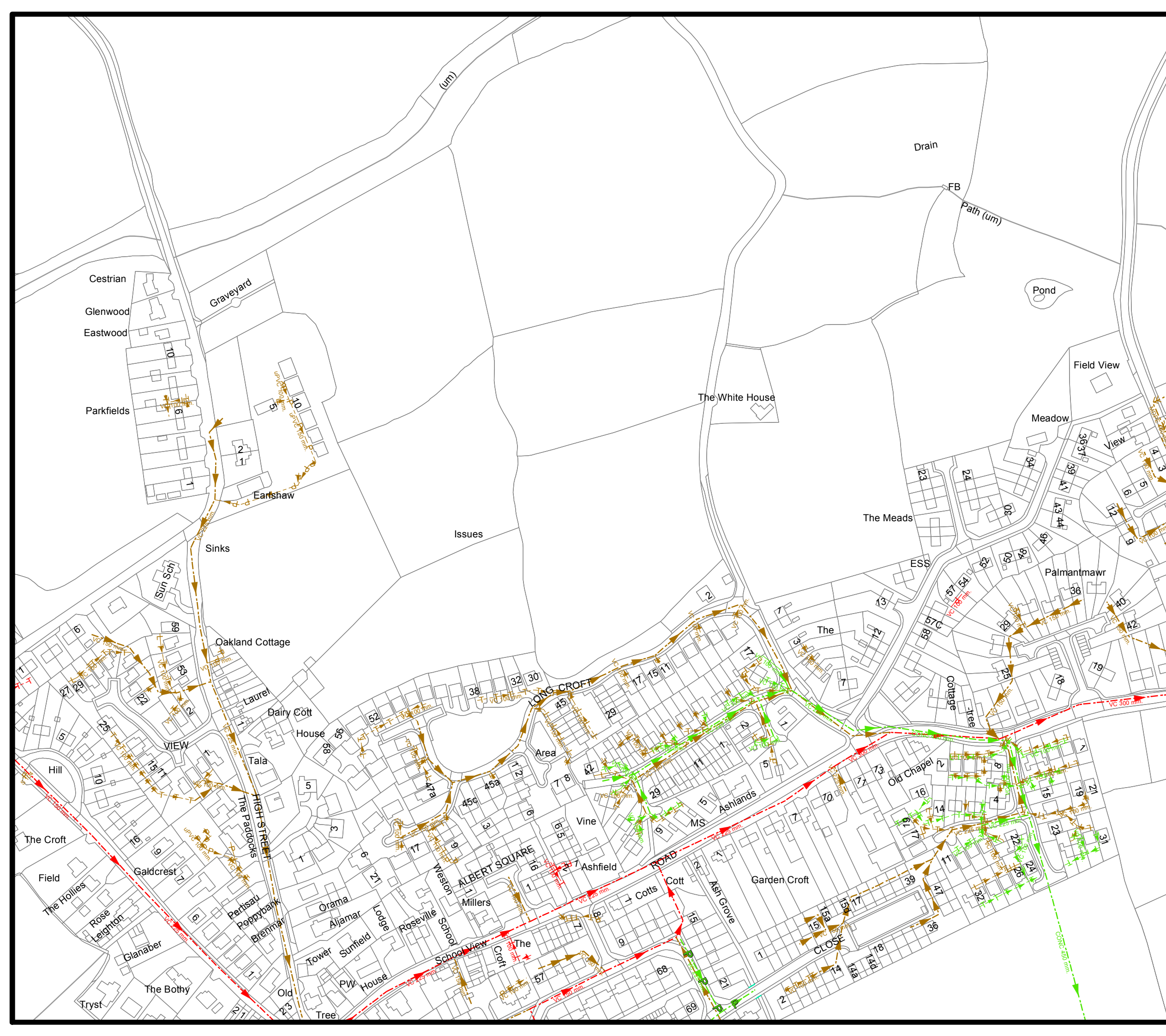
Dŵr Cymru Cyfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

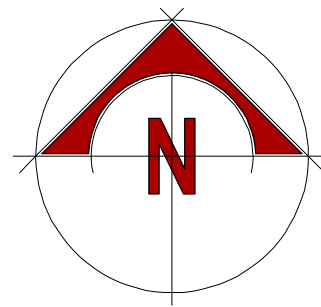
Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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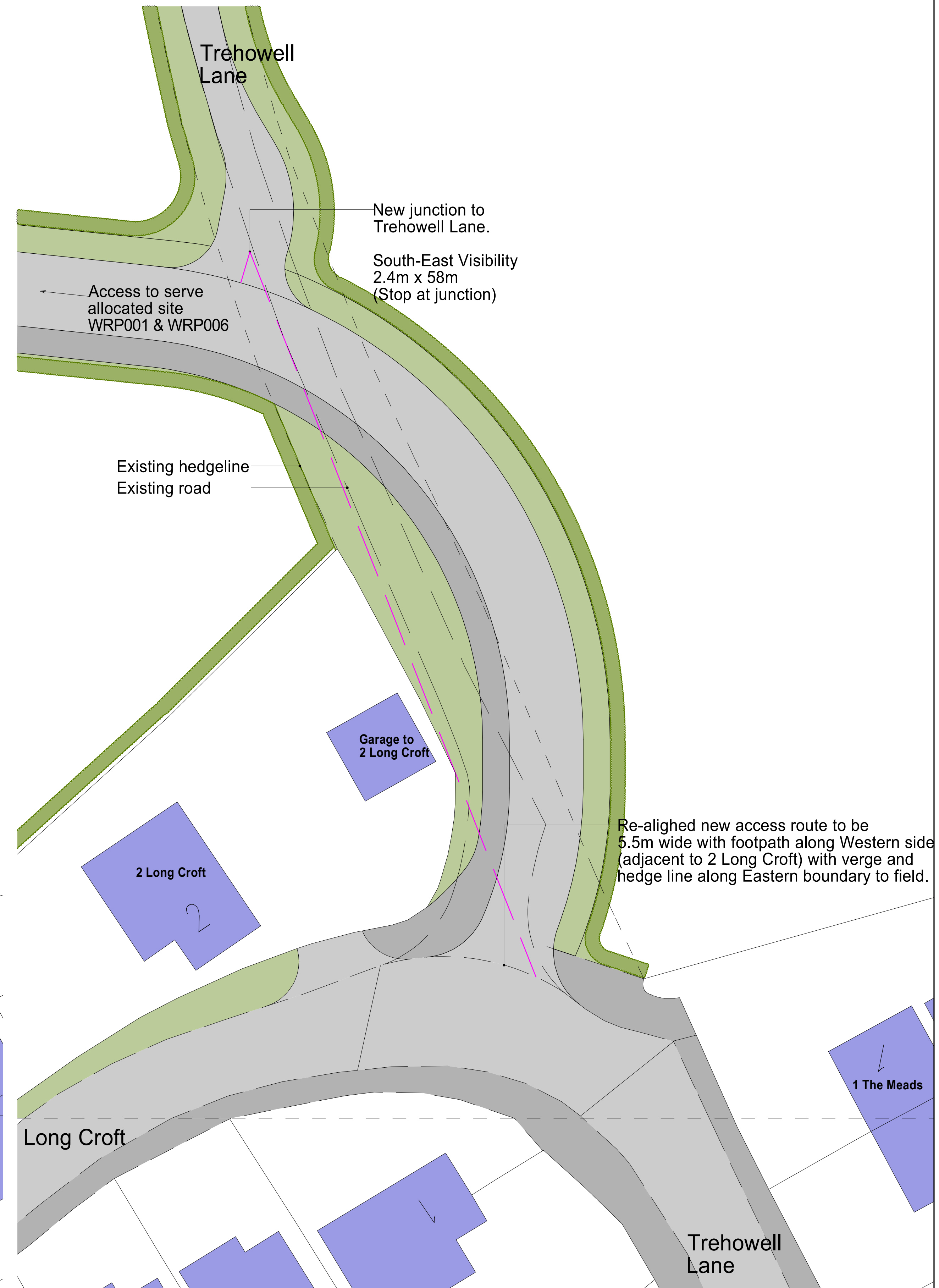
Map Ref: 328558,336072
Map scale: 1:2500
Printed by: Emma John
Printed on: 15 Dec 2020





NOTES:
 All drawings and specifications contained in this document are copyright to SHENTON OWEN PLANNING & DESIGN. All dimensions must be checked on site and not scaled from the drawings. All discrepancies must be notified to the Agent immediately.

KEY :



Rev	Date	Revisions	Name
B	30/09/20	AMENDED FOLLOWING COMMENTS:	RJS
A	24/09/20	AMENDED FOLLOWING COMMENTS:	RJS
Drawn by :		Date :	
R SHENTON		SEP 2020	

Shenton Owen
 PLANNING & DESIGN

2 St Catherine's
 23a Dodington
 Whitchurch
 Shropshire
 SY13 1EE

Tel: (01948) 663004

e-mail
 info@shenton-owen.co.uk

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Client :
 MR RICHARDSON

Job Title :
 LAND OFF TREHOWELL LANE,
 WESTON RHYN,
 OSWESTRY

Drawing Title :
 ALTERNATIVE ACCESS DETAILS

Dwg No :	Scale :	Rev :
W20/2702/03	1:200 @ A1	B

X:\DRAWINGS\20\THORNS - 2702\06 - PLANNING\03B - ALTERNATIVE ACCESS DETAILS

EXISTING TREHOWELL LANE JUNCTION
 1:200

ALTERNATIVE ACCESS
 1:200