

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:	Stephen Locke of Stephen Locke Associates
------------------------	---

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" value="Click or tap here to enter text."/>	Policy:	<input type="text" value="DP1"/>	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 checked="" type="checkbox"/> | No: | <input type="checkbox"/> |
| B. Sound | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/> |
- (Please tick as appropriate).

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The key tests of soundness are that policies have to be Positively prepared, justified, effective and consistent with National Policy.

Policy DP1 provides guidance on the Residential Mix. It is agreed that a mix of dwellings should be provided to meet the needs of local communities.

Whilst we agree with the general sentiment that larger development sites could include specialist housing designed to meet the needs of older people, there may also be opportunities to provide one-off specialist care and retirement facilities.

The current Covid crisis has gravely highlighted the shortcomings in the nations approach to elderly care through the distinct lack of age related housing options. The new local plan needs to revisit its policy guidelines to take account of this.

(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.

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We suggest that Policy DP1 is revisited to cover these concerns. We also question the figures in para 4.40 of the plan. There is now both regionally and nationally a clear demand for housing with care options and a new approach is required towards the retirement community sector.

The government is wishing to widen housing options for older people with almost three quarters interested in an alternative to a care home if they need initial support.

An extra bullet needs to be added to policy DP.1 to allow for one-off specialist care living.

(Please continue on a separate sheet if necessary)

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Office Use Only	Part A Reference:
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Paragraph:	S11.2.	Policy:	S11	Site:		Policies Map:	
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Policy S11 provides detail on the Market Drayton Place Plan Area. To north east of Market Drayton is the large village of Woore which is well connected and located on the main A51 and A525.

Under section S11.2. of the plan a number of Community Hubs are listed including Woore. We agree that Woore should be listed as a Hub but we feel the policy is not effective as Woore only has a residential guideline of 88 dwellings; whereas other Hubs such as Hinstock have guidelines for over 150 houses.

Paragraph 2 of S11.2. also indicates that development should be delivered within the development boundaries but boundaries of settlements such as Woore have been so tightly drawn that it does not allow any sustainable expansion.

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We suggest that the residential guidelines figure for Woore be expanded to at least 150 dwellings plus additional village facilities; which will also help to meet the objectives in the Neighbourhood Plan for new community facilities such as a doctors surgery.

The villagers have expressed concerns relating to a bus service and additional community service requirement, relating to the continuity and diversity of the village, with a serious need for a GP surgery / dispensary/ district nursing base and the need for a larger community convenience store.

Para 5 of S11.2. should be revised to read "Development proposals in Woore, Irelands Cross and Pipe Gate Community Hub will be expected to positively respond to policies and guidelines within the adopted Woore Neighbourhood Plan and wider local development needs".

(Please continue on a separate sheet if necessary)

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	Part B Reference:

Signature:

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Date:

25/02/2021

Office Use Only

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Part B Reference:

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Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	<input type="text"/>	Site:	<input type="text"/>	Policies Map:	<input type="text" value="S11"/>
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The key tests of soundness are that policies have to be Positively prepared, justified, effective and consistent with National Policy.

The Place Plan Map for the Market Drayton area includes community hub insets. We disagree with the Woore Inset Boundary and suggest that the village could be extended to the north to include a development extension to allow more village services and facilities to come forward.

(Please continue on a separate sheet if necessary)

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We suggest that the boundary of the village could be extended to allow an appropriate mix of housing, elderly care facilities, a doctors surgery/chemists, recreational facilities and community woodland to come forward.

(Please continue on a separate sheet if necessary)

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- (Please tick one box)

Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text" value="S11.2."/>	Policy:	<input type="text" value="S11"/>	Site:	<input type="text" value="Land north of Woore"/>	Policies Map:	<input type="text"/>
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Paragraph 2 of S11.2. also indicates that development should be delivered within the development boundaries but boundaries of settlements such as Woore have been so tightly drawn that it does not allow any sustainable expansion.

As part of this representation we would like to suggest an additional mixed site allocation to the north of Woore. Rural villages such as Woore are increasingly developing a higher aged population with the lack of certain facilities such as doctors meaning car journeys to other settlements. Often these are outside the district (many residents of Woore have to travel into Staffordshire) which is not ideal or sustainable.

A more detailed site report and proposal will be submitted to Shropshire Council as part of our Regulation 19 submissions but essentially it would involve highway improvements, a new doctors surgery, district nursing base, retirement and care home facilities, some market housing, community facilities, recreation benefits and possibly a pharmacy.

(Please continue on a separate sheet if necessary)

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We respectfully suggest that Para S11.2 be amended to consider a site allocation to the north of Woore off the A51. Site design and layout will reflect the above aims and needs.

Further detail will be provided.

(Please continue on a separate sheet if necessary)

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Part A Reference:

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Paragraph: Policy: Site: Policies Map:

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- | | | |
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Policy SP6 focuses on Health and Wellbeing. We support the general ethos of the policy and the need for new health facilities in key settlements.

However the policy has limited focus on our ageing population and the need for more care and retirement facilities. Over the coming 20 years there will be a soaring demand for care home spaces as people live longer.

(Please continue on a separate sheet if necessary)

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We suggest that a network of new facilities could be created across the County and not just focused on the main towns. Some of the community hubs are well placed to accept an appropriate mix of housing, elderly care facilities, medical centres, recreational facilities, etc.

The policy should be modified to allow this network of facilities to come forward.

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Policy SP8 focuses on Community Hubs. We agree that hubs are key rural service centres but we suggest that appropriate development should be permitted on allocated sites and other sustainable site within and adjacent to the settlement development boundaries.

We therefore challenge that the Policy has not been positively prepared and is ineffective in allowing appropriate development in certain circumstances to come forward.

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We suggest that the wording of Para 1 of SP8 is varied to include appropriate development on the edge of community hubs where a need can be proven for the development.

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Part A Reference:

Part B Reference:



**SHROPSHIRE COUNCIL
LOCAL PLAN REVIEW
Regulation 19: Pre-Submission Draft of the
Shropshire Local Plan 2016 to 2038**

CONSULTATION RESPONSE

IN RELATION TO

**LAND AT SYLLENHURST FARM, NANTWICH ROAD,
WOORE, SHROPSHIRE, CW3 9RH**

ON BEHALF OF

MRS S HULME



RTPI
Chartered Town Planner



RICS





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Appendices

Prepared By:
Stephen Locke BSc(Hons) MRICS MRTPI FAAV
For
Stephen Locke Associates
Barcaldine, Barrack Lane,
Lilleshall, Newport,
Shropshire, TF10 9ER

1.0 Background

1.1 Introduction

1.1.1 This Supporting Statement accompanies a submission to Shropshire Council for a suggested additional area of land to the north of Woore, Shropshire to be considered as a village extension. The land is currently part agricultural and partly used as a caravan site.

1.1.2 The statement also supports comments primarily focused on Woore made by Stephen Locke Associates on the Shropshire Council Regulation 19 Pre Submission draft of the Shropshire Local Plan 2016 – 2038 which was published in December 2020. The Regulation 19 document is an essential piece of evidence to support the new Local Plan process and is required by the National Planning Policy Framework. New planning regulations were published by the Government in late 2017 that required local authorities to review Local Plans on a regular basis from the date of their adoption.

1.1.3 The area of land in question is located to the north of Woore. More details on the proposal are provided below. This statement helps to promote the inclusion of the land as an extension to the Community Hub of Woore.

2.0 Land Proposals

2.1 The land (shown at **Appendix 1 & 2**) is owned by local landowner Mrs S Hulme and has had limited farming use over the past few years. Syllenhurst Farm is no longer a commercially viable farming unit and there is an opportunity to provide a mixed used site which will have a variety of benefits for the local community.

2.2 The property and site lies north of the village of Woore on the A51 trunk road (the original London-Chester post road). The farm entrance is 75 metres past Candle Lane, which borders the southern boundary of the land. The A51 is to the front of the entire eastern side of the site. The A525 runs east – west through the village which is well connected to the highway network.

2.3 The property is approximately 0.5 miles south of the renowned Bridgemere Garden World and retail centre, some 10 miles from junction 16 M6, 8 miles from junction 15 M6. Woore is a community hub surrounded by villages and hamlets. The village was previously served by rail but this link was ceased many years ago, as was the local bus service, whilst a bus service is available from a further local village Madeley, located over the border into Staffordshire with links to larger local centres. Woore has a modern primary school, two pubs, village hall and a number of relevant village stores and local businesses.

2.4 The A51 trunk road currently has a very tight entry and exit into the village for commercial traffic to pass through. Syllenhurst Farm is situated at the northern end of the village where the A51 narrows and there a number of dangerous bends. As part of a development scheme

we believe that the boundary of the site could be developed in conjunction with highways to alleviate this constriction and open up the approach to the village by the removal of high banking and a number of large dead trees, with the addition of traffic calming measures. A new entry layout / splay would be developed into Syllenhurst Farm and possibly a small roundabout installed to service the site and slow traffic. Connectivity to the rest of the village will be improved and footways developed.

2.5 Whilst the final decision on the HS2 project has yet to be made it is likely that construction traffic will use the A51 extensively and any improvements along the route will help to ease and safely improve the traffic flow along a section of some 0.5 miles approximately on both the approach and the exit of the village via the A51. Current commercial vehicle movements will be heavily increased for a number of years during the HS2 construction period with the removal of earthworks and construction materials.

2.6 The site being of approximately 25 acres has been operated in recent years as a caravan club site for 6 touring caravans, it's size no longer permits its use as a viable farm, the grounds are laid to solely grassland / pasture land. The substantial farm house Georgian period 4/5 bedroom property is currently inhabited by the landowner but could be re-purposed for a community facility such as a doctors surgery or district nurse base.

2.7 We have assessed the longer term needs of the village in conjunction with the Local Development Plan, the village continues to flourish, with a projected continued 20% growth in the population has been accounted for with a housing commitment and allocation. The villagers have expressed concerns relating to a bus service and additional community service requirement, relating to the continuity and diversity of the village, with a serious need for a GP surgery / dispensary/ district nursing base and the need for a larger community convenience store.

2.8 Our proposal is for a diverse and sustainable mixed residential / community development, to include modern family dwellings set alongside a care related offer, which will include specifically designed age related housing, offering linked detached bungalows, care related apartments, a care home (including a specialist dementia centre) a GP surgery, a district nursing station, day care centre and a possible pharmacy / retail store.

2.9 The development will incorporate a substantial area of land for leisure with landscaping and a nature area. There will be a clubhouse style meeting hall, an area for bowls and a community woodland / open space which can be secured through positive Section 106 agreements.

2.10 The development will enhance job prospects for the village of Woore, as the creation of a 60 bed care facility and/or the equivalent in care related / serviced apartments will provide 80 full time jobs, including a management team, healthcare assistants, domestic staff, kitchen

staff, grounds maintenance and visiting care professionals to provide occupational therapy, physiotherapy and mental health support, which will maintain its long term viability and future.

2.11 The current Covid pandemic has gravely highlighted the shortcomings in the nations approach to elderly care through the distinct lack of age related housing options. The NHS operates less than 100,000 beds, whilst the private sector, charitable groups and social housing providers offer 500,000 registered care beds with the Care Quality Commission (CQC). The bulk of the registered care beds were never built for purpose and as our ageing community grows significantly over the next 20 / 30 years, the older facilities will be required to close (or will be closed by the CQC) as they were never designed as a care facility and /or no longer fit for purpose, as they do not have the provision of wet room facilities, day space, circulatory space, wider passenger lifts etc. to offer specialist care provision for a far longer period of time, as we are now all living longer, due to health education, healthy living, diet and medication.

2.12 There is now nationally a clear demand for housing with care options and a clear approach is required towards the retirement community sector.

2.13 The government is wishing to widen housing options for older people, with almost three-quarters interested in an alternative to a care home if they need initial support.

2.14 More than half of older people are interested in moving but lack good downsizing options, including those with care. Many older people would downsize especially in rural areas where demand remains high, but the current supply of good quality housing and care is simply nowhere near to meeting current and the future projected demand's.

2.15 A recent survey of local authorities across England has reinforced the immediate and growing need for more accessible homes (purpose designed) for the disabled and elderly. An overwhelming 97 per cent of local authorities stated that within the next 10 years their need for accessible homes will increase while 25 per cent described their future need as "severe". Additionally, challenges from developers to policies with higher accessibility standards were highlighted by almost half of the participants at 48%.

2.16 We appreciate that this proposal has come forward at a late stage in the plan review. However, the changes to care over the past 12-18 months have highlighted the need for more community based residential and care based options.

2.17 The land at Woore is ideally placed to serve a local community with a gradually ageing population. The proposal will also help to alleviate endemic highway problems with the A51 north of the village and provide facilities to the wider area such as the new settlements to be built at Doddington Hall.

3.0 Conclusions

3.1 This statement provides information on a potential area of mixed use land to the north of Woore extending to around 10 ha. The submission has been made to accompany representations to the Shropshire Council Local Plan Reg 19 Review.

3.2 The new Local Plan will provide for housing, business and community growth over the coming years in accordance with a broad hierarchy of settlements.

3.3 The large village of Woore is designated as a Community Hub and as such could support additional development. The current level of development suggested is fairly low when compared to other similar settlements and we have also identified a need for additional specialist living accommodation and healthcare facilities in the village which will make the settlement far more sustainable into the future.

3.4 The suggested village extension would help to stimulate and encourage further inward investment, create jobs, provide housing, help to provide leisure and recreation facilities and ensure that new amenities and affordable housing are developed to meet the aims of the community.

Appendix 1

Land at Syllenhurst Farm, Woore



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0m 50m 100m 150m 200m 250m

Scale: 1:2500, paper size: A3

S.J.L 2041.01.Site

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Site area approx.
10 ha

Appendix 2

Aerial image of site



Land at Syllenhurst Farm, Woore



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0m 50m 100m 150m 200m 250m

Scale: 1:2500, paper size: A3

SJL.2041.01.Site

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