

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:	Julie White, WSP on behalf of Lidl GB 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="DP9"/>	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).

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.

Paragraph 35 of the NPPF sets out four considerations to be taken into account when determining whether a Local Plan is 'sound' including that it must be:

- Positively prepared;
- Justified;
- Effective; and
- Consistent with National Policy.

However, draft Policy DP9 which relates to managing and supporting town centres is not sound as it has not been positively prepared, it is not justified or effective, and it is not consistent with national policy as it fails to recognise local centres such as Bicton Heath as suitable and appropriate locations for new main town centre uses.

The attached letter provides further details of the representations in respect of this Policy.

(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.

It is requested that paragraphs 1-5 of Policy DP9 are amended to include reference to local centres as follows:

1. Development and other measures will maintain and enhance the vitality and viability of Shropshire’s network of Town Centres, High Streets **and new and existing Local Centres** in line with national policy, taking into account local regeneration strategies where appropriate, as well as the requirements of this policy and any settlement specific guidance contained in policies S1-S18.
2. In doing so there is a clear preference to accommodate main town centre uses within the defined Town Centres of Shrewsbury, and the Principal Centres of Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch, as shown on the Policies Map. Main town centre uses will also be supported within and adjoining the existing high streets of the following Key Centres: Albrighton, Bishops Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem **as well as within and adjacent to new and existing Local Centres where they are proposed to be expanded.**
3. Proposals for main town centre uses outside either defined Town Centres, **Principal Centres** or outside the recognised high street in Key Centres **and new and existing Local Centres including where they are proposed to be expanded**, will need to prepare a sequential site assessment to show they cannot be reasonably accommodated within the Town Centre, **Principal Centres**, Key Centres **or new and existing Local Centres**, having taken account of all reasonable opportunities to amend the scale and design of their proposal.
4. The Council will not permit proposals in edge and out of centre locations, where it is considered there will be a significant adverse impact on either a defined Town Centre, **Principal Centre** or a recognised Key Centre or **new and existing Local Centre**. In assessing this, Impact Assessments will be required for new retail and leisure proposals where they: a. Are located outside a defined Town Centre, **Key Centre and Local Centre**, or are more than 300 meters from a recognised high street; and b. Are not in accordance with the Settlement Strategy for the area; and c. Have a gross floorspace above the following thresholds **if they not within a defined centre**: i. Shrewsbury – 500sqm; ii. Principal Centres, Key Centres – 300sqm
5. In Shrewsbury, whilst it is acknowledged both Meole Brace and Sundorne Retail Parks provide a complementary retail offer, neither are defined as either a Town Centre, **Principal Centre** or Key Centre **or a new and existing Local Centre**, and therefore the requirements of parts 3 and 4 of this policy apply.

(Please continue on a separate sheet if necessary)

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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.

Office Use Only	Part A Reference:
	Part B Reference:

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:

Lidl are currently looking at opportunities for a new store to the west of Shrewsbury in order to serve the growing local population, and have recently discussed a potential site in Bicton Heath with officers. As such they have a strong interest in the future planning policy of Shropshire and Bicton Heath, and we wish to reserve the right to participate in the hearing session(s).

(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:

Julie White

Date:

26/02/2021

Office Use Only

Part A Reference:

Part B Reference:

Representation Form

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Part B: Representation

Name and Organisation:	Julie White, WSP on behalf of Lidl GB Ltd
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Q1. To which document does this representation relate?

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- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
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- (Please tick one box)

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

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="DP11"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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| A. Legally compliant | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/> |
| B. Sound | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
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Policy DP11 relates to minimising carbon emissions stating that new non-residential development of 1,000m² or more floorspace or with a gross site area of 1ha or more will achieve the BREEAM Excellent rating or equivalent standard within an alternative assessment endorsed by Shropshire Council.

As highlighted in the attached letter Lidl support the need to minimise carbon emissions, however, such a blanket requirement will potentially impact on the viability of future proposals. As such it is requested that the policy is amended to state that the BREEAM Excellent rating will be achieved where this is feasible and/or viable.

(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 request that paragraph 2 of Policy DP11 is amended as follows.

"New non-residential development of 1,000m² or more floorspace or with a gross site area of 1ha or more will achieve the BREEAM Excellent rating or equivalent standard within an alternative assessment endorsed by Shropshire Council **unless it can be demonstrated that it is not feasible or would impact on the viability of the proposal.**"

(Please continue on a separate sheet if necessary)

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Signature: Julie White

Date: 26/02/2021

Office Use Only

Part A Reference:

Part B Reference:

Representation Form

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- (Please tick one box)

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

Paragraph:	<input type="text"/>	Policy:	S16.1	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:

- | | | | | |
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Draft Policy S16.1 relates to the development strategy for Shrewsbury and states that: "The development of the saved SAMDev Plan Sustainable Urban Extensions (SUE's) to the South and West of Shrewsbury identified on the Policies Map will be supported, provided that the development delivers the scale, type and mix of development set out in the saved SAMDev Plan site guidelines, and has regard to the requirements of the respective Masterplans, including the provision of identified infrastructure requirements and relevant financial contributions. 14. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedules S16.1(i) and S16.1(ii) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan. 15. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council."

As highlighted in the attached letter Lidl are supportive of this policy, however, they consider that for clarity, the policy should be reworded to recognise and support the expansion of the Local Centre at Bicton Heath as part of the Shrewsbury West Sustainable Urban Extension and the new Local Centre within the Shrewsbury South Sustainable Urban Extension.

(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 request that Policy S16.1 is amended as follows.

*"The development of the saved SAMDev Plan Sustainable Urban Extensions (SUE's) to the South and West of Shrewsbury identified on the Policies Map will be supported, provided that the development delivers the scale, type and mix of development set out in the saved SAMDev Plan site guidelines, and has regard to the requirements of the respective Masterplans, including the provision of identified infrastructure requirements, **new services and facilities within the new and expanded local centres**, and relevant financial contributions. 14. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedules S16.1(i) and S16.1(ii) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan. 15. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council."*

(Please continue on a separate sheet if necessary)

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Office Use Only	Part A Reference:
	Part B Reference:

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

Yes, I wish to participate in hearing session(s)

(Please tick one box)

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Signature:

Julie White

Date:

26/02/2021

Office Use Only

Part A Reference:

Part B Reference:



Shropshire Council
Planning Policy & Strategy Team
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

Lidl Great Britain Ltd
19 Worples Road
Wimbledon
London
SW19 4JS

Date: 26 February 2021

Dear Sir/Madam,

Regulation 19: Pre-Submission Draft of the Shropshire Local Plan

I am writing to make representations on behalf of Lidl Great Britain Ltd to the draft Local Plan which is currently out for consultation.

Lidl are keen to invest in Shropshire and we are currently looking at opportunities for a new store to the west of Shrewsbury in order to serve the growing local population. We have recently discussed a potential site in Bicton Heath with officers, which is identified as part of the expanded Local Centre in the Shrewsbury West Sustainable Urban Extension Masterplan.

We, therefore, have a strong interest in the future planning policy of Shropshire and Bicton Heath. We wish to make representations to a number of the policies in the emerging draft Local Plan which we set out below.

Policy DP9: Managing and Supporting Town Centres

Bicton Heath is a defined Local Centre which is identified for expansion in both the adopted Site Allocations & Management of Development (SAMDev) Plan (2015) and Shrewsbury West Sustainable Urban Extension (SUE) Masterplan (2014) in order to help meet the needs of the area. The Masterplan specifically identifies land to accommodate the expansion of the local centre.

Policy DP9 relates to managing and supporting town centres, and whilst it is recognised that the Policy appears to support neighbourhood based local shopping within the new residential developments such as the SUEs, however, the Policy only refers to a preference to accommodate retailing within Town Centres, Principal Centres and Key Centres, adding that proposals outside these centres will need to satisfy the sequential and impact test. In short, a planning application on the site identified for the expansion of Bicton Heath Local Centre might still need to demonstrate that there are no sites within Town Centres, Principal Centres and Key Centres.

This cannot be correct, and it is inconsistent with the national planning policy guidance, which confirms that Local Centres should be treated as town centres in retail policy.

Local Centres have important roles in meeting the shopping needs of existing and future residents within local communities. As such Local Centres such as Bicton Heath which is

earmarked for expansion should therefore also be recognised in Policy DP9 as suitable locations for retail and main town centre uses to help serve and provide services/facilities for existing and new residents within the Sustainable Urban Extensions.

I set out the suggested changes to the Policy on the necessary representation form.

Policy S16.1: Development Strategy Shrewsbury

Lidl are supportive of Policy S16.1 and the delivery of the SUEs to help meet housing needs. However, for clarity the policy should be amended to recognise and support the new Local Centre as part of the Shrewsbury South SUE and the expansion of the existing Bicton Heath Local Centre in order to help meet the shopping needs of existing and future residents.

I set out the suggested changes to Policy S16.1 on the necessary representation form.

Policy DP11: Minimising Carbon Emissions

Policy DP11 relates to minimising carbon emissions, stating that new non-residential development of 1,000sqm or more floorspace or with a gross site area of 1ha or more will achieve the BREEAM Excellent rating or equivalent standard.

Lidl support the need to minimise carbon emissions and we are committed to reducing our carbon footprint significantly, with our new stores designed to include a range of sustainability measures. However, we are concerned that a blanket requirement for all new non-residential development over the above levels to achieve the BREEAM Excellent rating will impact on the viability of future proposals. As we move out of the current COVID pandemic and with the economy falling into deepest recession since ONS records began in 1955, it is vital that the planning system encourages business and investment, ultimately supporting the creation of much needed new employment opportunities to the area.

Like all responsible businesses, Lidl will strive to develop sustainably, and we will aspire to achieve a BREEAM rating, but it might simply not be possible. As such it is requested that the policy is amended to include some flexibility and only require a BREEAM excellent rating where it is feasible and viable. This would mean that in cases where it is not technically possible to meet this or it would impact on the viability of a scheme, the Council would be agreeable to a lower BREEAM rating. Alternatively, the policy could use wording such as 'seek to achieve...'

I set out the suggested changes to Policy DP11 on the necessary representation form.

We trust that the Council would take the above comments into consideration in progressing the Local Plan, but please do not hesitate to contact me if you have any questions or require any further information.

Your sincerely,

Dominic Bryan
Regional Head of Property
Nottinghamshire/Derbyshire/Shropshire/Staffordshire/Cheshire East
Lidl Great Britain Ltd