

## 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:	Sian Griffiths, Director, RCA Regeneration Ltd on behalf of the landowners.
------------------------	---

#### 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="S1.1(i)"/>	Site:	<input type="text" value="ALB021"/>	Policies Map:	<input type="text" value="Albrighton"/>
------------	----------------------	---------	--------------------------------------	-------	-------------------------------------	---------------	---

#### 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 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.

We are supportive of the amended wording in Policy S1.1(i), as follows:

‘Comprehensive masterplan required for ALB017 and ALB021. Design and layout will ensure vehicular, cyclist and pedestrian access from ALB017 into ALB021. Contributions to jointly required infrastructure will be proportional, based on the level of development forecast.’

as it is clear that access from ALB017 into ALB021 must be ensured through a comprehensive masterplan and that the developers of ALB017 cannot ‘ransom’ or otherwise hold up the development of ALB021, as it is in separate land ownership. The land owners for ALB021 are also supportive of the principle of a pro-rata arrangement for developer contributions across the site.

With this representation we have supplied an indicative plan for the site showing that ALB021 can comfortably accommodate 31 dwellings, as well as SuDS and a ‘buffer zone’ within land

along the railway line. The scheme contains a mix of housing and the required level of affordable housing. All dwellings meet or exceed NDSS. The site plan also shows a link road into ALB017 – this of course can be changed, depending on where the access road is likely to come into the site from ALB017.

(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.*

(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:**

Office Use Only	Part A Reference:
	Part B Reference:

**As we are not clear what the developer of site ALB017 is likely to say to the wording of Policy S1.1(i), we wish to reserve the right to attend the hearing session specific to Albrighton, on behalf of our clients, if possible.**

*(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:

21/02/2021

Office Use Only

Part A Reference:

Part B Reference:





Accommodation Schedule											
House Type	House Type Name		Type	Tenure	Storeys	Bedrooms	No.	Type Floor Area Sq Ft/Sq.m	Total Floor Area Sq.Ft	Total Floor Area Sq.m	
Open Market											
	COR723	Corbett	2 Bed 4 Person	Semi-detached	Open Market	2	2	4	723 / 67.17	2892	268.68
	3BED964	3 Bed OM	3 Bed 5 Person	Semi-detached	Open Market	2	3	4	964 / 89.55	3856	358.2
	AVON1207	Avoncroft	3 Bed 6 Person	Detached	Open Market	2	3	11	1207 / 112.13	13277	1233.43
	WYCH1470	Wychbold	4 Bed 7 Person	Detached	Open Market	2	4	2	1470 / 136.56	2940	273.12
							21				
Affordable											
	COR723	Corbett	2 Bed 4 Person	Semi-detached	Social Rent	2	2	4	723 / 67.17	2892	268.68
	COR723	Corbett	2 Bed 4 Person	Semi-detached	Shared Ownership	2	2	2	723 / 67.17	1446	134.34
	3BED964	3 Bed Affordable	3 Bed 5 Person	Semi-detached	Social Rent	2	3	2	964 / 89.55	1928	179.1
	3BED964	3 Bed Affordable	3 Bed 5 Person	Semi-detached	Shared Ownership	2	3	2	964 / 89.55	1928	179.1
							Total: 10				

Total: 31 32159 Sq.ft 2894.65 sq.m



For guidance only - do not scale off this drawing

Revision	Note	Date

Site: <b>LAND AT BEAMISH LANE ALBRIGHTON</b>  Client: <b>PHILIP &amp; JOHN EDWARDS</b>  Drawing No: <b>RCA-PJE-BL-A-001</b>	Date: Feb' 2021
	Scale: 1:500 @ A2
	Drawn: JP-
	Rev: -



RCA Regeneration Limited

Unit 6 De Salis Court  
Hampton Lovett Industrial Estate  
Droitwich Spa  
Worcestershire  
WR9 0QE

Tel: 01905 887686  
Web: rcaregeneration.co.uk