

Our Ref: P1020/PD/rb
Date: 22 December 2014

Grosvenor House
75-76 Francis Road
Edgbaston
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The Site Allocation Plan Inspector
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Dear Madam

**Town & Country Planning Act 1990
Planning & Compulsory Purchase Act 2004
Localism Act 2011
Shropshire SAMDev – Site Allocations – Matter S12 – Minsterley
Representations on behalf of Bovale Ltd – ID no: 69
Land off The Grove, Minsterley**

Further to the Hearing Session on the morning of 16 December 2014 you will recall that it was agreed that we should comment further on the Council's drainage report which you had referred to during the discussion that took place during the session.

We have now been provided with a copy of the report and we have had a chance to discuss with our Client's consultant engineers.

I attach a letter from Mr Riaz Alam of Messrs Stuart & Harris who has provided his views on the report and the implications for development at The Grove.

You will see that his conclusion is that the Council's Report and suggestion represents but one way of dealing with drainage issues in this part of Minsterley and that other options could be looked at, which would include physical development of the site and the introduction of an appropriate drainage strategy which could still accommodate residential development in a sustainable settlement, contributing to the overall SAMDev and Framework objectives, whilst still providing mitigation and protection for existing residents.

In this context, we remain of the view that the site is appropriate for development and that it can be brought forward within the plan period with the additional benefit of providing flood protection to existing residents.

We appreciate that it may be necessary to discuss this matter further and that clearly the Council will wish to comment upon these matters as well and we look forward to receiving your views as to how you wish to proceed.

Yours sincerely



PP

Patrick Downes BSc (Hons) MRICS

Director

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CC: Nick Hawkes – Bovale
Riaz Alam – Stuart & Harris
Dave Edwards - Flood and Water Manager, Shropshire Council
Anna Jones – Principal Planning Officer, Shropshire Council

Our ref: 02349

Patrick Downes
Director
Harris Lamb Property Consultancy
Grosvenor House
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19 December 2014

Dear Pat

Site Allocations at Bovale land, The Grove, Minsterley

Thank you for sending me over a copy of the drainage report which the Council produced in respect of the Minsterley.

I have been able to look through this and have the following comments to make:

1. It does not appear to me that the Council have used the correct site levels in respect of the Bovale site which would obviously have significant impact upon the model itself. I think this would be worthwhile resolving.
2. Turning to the report itself this explains how a flood mitigation scheme could be produced; it is, however, only one way of dealing with the matter and I consider other solutions could be produced. One such solution would be to carry out comprehensive development of the area with new housing development, potentially on raised land, providing the funding for the necessary works which would also help to protect the occupants in The Grove.

Accordingly, I do not think that the Council's report can be taken as evidence that the Bovale site is not developable. The Council's report simply presents one way of dealing with the local issue and as noted above I am not convinced that the modelling work which they have undertaken is accurate. Even if it is, this would not prevent an alternative solution involving physical development being brought forward and which would provide the mitigation being sought by the Council at no cost to the public purse which I think must be a material consideration but I will leave this as a matter for you to comment upon.

I trust the above information is of assistance.

Yours sincerely



Riaz Alam