



Highfield House, 5 Ridgeway, Quinton Business Park, Birmingham B32 1AF, United Kingdom
T +44 (0)121 213 5500 F +44 (0)121 213 5502 E rpsbm@rpsgroup.com W rpsgroup.com

Our Ref: JBB7287/C3729

16 June 2015

Daphne Woof - Programme Officer
Planning Policy Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

Dear Sirs

LAND WEST OF ELLESMERE ROAD, SHREWSBURY: SHROPSHIRE SITE ALLOCATIONS AND MANAGEMENT OF DEVELOPMENT MAIN MODIFICATIONS CONSULTATION

RPS Planning & Development (RPS) is retained by Mosaic Estates (Mosaic) to submit representations to the Site Allocations and Management of Development (SAMDev) Main Modifications Consultation, and our comments are provided below. These representations are in respect of Mosaic's land interests West of Ellesmere Road at Shrewsbury.

In relation to modification MM183 Mosaic supports the deletion of policy text S16.1 (9), as was suggested by RPS at the recent Examination session.

In relation to modification MM195 concerning Policy S16, paragraph 5.164, Mosaic supports the amended text proposed in its entirety as it reflects text agreed post-Examination.

It is considered that the modifications above make the SAMDev sound. While Mosaic continues to consider the land West of Ellesmere Road a suitable site for development, I trust that these comments will be taken into account in finalising the SAMDev.

Yours sincerely

TIM WATTON BA (Hons) Dip TP MRTPI
TECHNICAL DIRECTOR
Direct Line: 0121 213 5532
Email: tim.watton@rpsgroup.com

Cc G. Day – Mosaic Estates



Shropshire Council Site Allocations and Management of Development (SAMDEV) Plan

Main Modifications consultation

1 June 2015 – 13 July 2015

For Shropshire
Council use

Respondent
no:

Main Modifications Consultation Form

The SAMDev Plan Schedule of Main Modifications includes a series of changes to the published SAMDev Plan. These suggested changes are being consulted on for a period of six weeks. For advice on how to respond to the consultation, and how to fill in this form please see the guidance notes on the Council's SAMDev Plan website at: <http://shropshire.gov.uk/planning-policy/samdev-examination/main-modifications-consultation/>.

Submitting comments:

Please fill in this form and return:

- Via email to: Programme.Officer@shropshire.gov.uk
- By posting to: Daphne Woof - Programme Officer
c/o Planning Policy Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
- Comments must be received by 5pm on 13 July 2015. **Comments received after this time will not be accepted and will not be considered by the Inspector.**
- Please fill a separate for each Main Modification you are commenting on.
- Please clearly identify which Main Modification your comments refer to using the reference (i.e. MM1, MM2 etc) in the SAMDev Plan Schedule of Main modifications.
- Please do not repeat your previous comments as these have already been considered by the Planning Inspector. **Comments will only be considered that refer to a change as shown in the SAMDev Plan Schedule of Main Modifications.**

Shropshire Council SAMDev Plan Main Modifications Response Form

- All comments received on the proposed changes within the time period will be considered by the Planning Inspector as part of the examination of the SAMDev Plan. The Inspector may wish to contact you to discuss your comments and concerns, prior to concluding the formal examination into the Plan.
- The personal information will only be used for purposes related to the consultation and the SAMDev Plan examination. The Council will place all the representations and the names of those who made them on its website, but will not publish personal information such as telephone numbers, emails or private addresses. However other information will be shared with the Planning Inspector.
- The information relating to your comments on the Main Modification (Part B) will be published on the Shropshire Council SAMDev Plan examination webpage.

A) Your details:

1) Who is making this representation?

Name:	Tim Watton
Organisation (if applicable):	RPS Planning & Development
Address:	
Email:	
Telephone:	

Client's details (only applicable if you are acting as agent on behalf of another person or business)

Name:	
Organisation (if applicable):	Mosaic Estates
Address:	C/O Agent
Email:	
Telephone:	

B) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

1) Please give the Main Modification reference your comment relates to.

Main Modification reference - MM:183

2) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

See attached letter.

Continue on a separate sheet if necessary

- 4) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/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.**

See attached letter.

Continue on a separate sheet if necessary.

Please note you should cover all the information, evidence and supporting information necessary to justify the representation and the suggested change. After this stage, further submissions will only be accepted at the request of the Inspector.

You must return this form by 5pm on Monday 13 July 2015.

You can e-mail it to:

Programme.officer@shropshire.gov.uk

Or return by post to: Daphne Woof - Programme Officer, c/o Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

The Programme Officer will acknowledge receipt of comments submitted by e-mail.

B) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

5) Please give the Main Modification reference your comment relates to.

Main Modification reference - MM:195

6) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

See attached letter.

Continue on a separate sheet if necessary

- 8) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/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.**

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