



For Shropshire
Council use

Respondent
no:

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

**Pre-Submission Draft (Final Plan)
17 March 2014 – 28 April 2014**

Representations Form

Please note you can also make representations to the SAMDev Pre-Submission Draft using our online form via:
www.shropshire.gov.uk/samdev

This is a formal consultation on the legal compliance and soundness of the Site Allocations and Management of Development (SAMDev) Plan before it is submitted to the Secretary of State for examination by an Independent Planning Inspector. For advice on how to respond to the consultation and fill in this representations form please see the guidance notes available on the Council's website at www.shropshire.gov.uk/samdev.

Your details: Who is making this representation?

Name:	Mrs S Jones
Organisation (if applicable):	Ludford Parish Council
Address:	/
Email:	Ludfordpc@hotmail.com
Telephone:	

If you are acting as an Agent, please use the following box to tell us who you are acting for:

Name:	
Organisation (if applicable):	
Address:	
Email:	
Telephone:	

Your Representations

Please note, you must use a separate form for each representation you wish to make.

(Please refer to the accompanying Guidance Notes on Making Representations when completing this section)

In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

ELR059 – Employment land East of the ECO Park Sheet Road

Is your representation in support or objection? (please tick as appropriate)

Support	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Object	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

If your representation considers the SAMDev Plan is not sound, please say whether this is because it is not (*Please tick all that apply*):

Positively prepared	<input type="checkbox"/>
Justified	<input checked="" type="checkbox"/>
Effective	<input type="checkbox"/>
Consistent with National Policy	<input type="checkbox"/>

In the box below please specify your reason for supporting or objecting.
If you are objecting, you should make clear why the document is unsound having regard to the issues of 'legal compliance' or whether the document is not positively prepared, justified, effective or not consistent with national policy (Continue on a separate sheet if necessary).

The Parish Council has a major concern about access to the site with any future expansion requiring an improved junction between Sheet Road and the A49

The area lacks the facilities and the minimum level of infrastructure development to accommodate and ensure the safety of users accessing the proposed mixed residential/employment site from the dangerous stretch of roadway along Sheet Road and the main A49 Trunk Road.

The access to the site is totally inadequate and unsafe of which the Parish Council have not seen adequate plans or proposals to address the issue.

Please use the box below to explain the changes you think should be made to the SAMDev Plan in order to make it legally compliant or

sound? You should explain your suggested revisions to the policy, paragraph or section of the Policies Map, and why this change would make the plan legally compliant or sound. Please be as precise as possible (Continue on a separate sheet if necessary)

Before allocation of the site there should be a detailed assessment of both the service and highway infrastructure requirements needed to support the development of the Employment land and Residential Dwellings with particular reference to the road network surrounding Sheet Road and the A49.

Please be sure that you have provided all the information necessary to support your representations and any changes you are proposing. After this stage you will not be able to make any further representations about the SAMDev Plan to Shropshire Council. Any further submissions will only be possible at the invitation of the Inspector conducting the examination, who may seek additional information about the issues he/she has identified.

Do you consider it necessary to attend and give evidence at the examination?

Yes, I wish to give evidence about my representation at the examination.

☐

No, I wish to pursue my representations through this written representation.

☐

If you wish to attend the examination, please explain why you think this is necessary in the box below:

Do you wish to be notified of any of the following? Please tick all that apply. We will contact you using the details you have given above.

When the SAMDev Plan has been submitted for examination	<input checked="" type="checkbox"/>
When the Inspector's Report is published	<input checked="" type="checkbox"/>

When the SAMDev Plan is adopted	
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Please return this form by 5pm on Monday 28 April 2014

You can e-mail it to:

Planning.policy@shropshire.gov.uk

Or return it to: Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

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Data Protection Act 1998 and Freedom of Information Act 2000

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In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

LUD017 – Land South of Rocks Green

Is your representation in support or objection? (please tick as appropriate)

Support Yes ☐ No ☐
Object Yes ☐ No ☒

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

Legally compliant Yes ☒ No ☐
Sound Yes ☐ No ☒

If your representation considers the SAMDev Plan is not sound, please say whether this is because it is not (Please tick all that apply):

Positively prepared	
Justified	<input checked="" type="checkbox"/>
Effective	<input checked="" type="checkbox"/>
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The Parish Council are pleased to note the revision to eastern boundary of the proposed housing site (LUD017) at Rocks Green.

The Parish Council however has been informed that Ludlow Town Council has concerns about Ludlow being able to provide the sustainable services infrastructure to support the additional development of 200 houses.

The Parish Council are extremely concerned about access to this proposed site and have been disappointed with the suitability of the access to the new housing development that has already taken place in Rocks Green.

The Parish Council are opposed to any new development taking place unless the access and other road safety issues are properly addressed in this area with a pedestrian bridge being constructed over the A49 for access to Ludlow for

pedestrians.

Please use the box below to explain the changes you think should be made to the SAMDev Plan in order to make it legally compliant or sound? You should explain your suggested revisions to the policy, paragraph or section of the Policies Map, and why this change would make the plan legally compliant or sound. Please be as precise as possible (Continue on a separate sheet if necessary)

Before allocation of the site there should be a detailed assessment of the both the service and highway infrastructure requirements needed to support the development of the 200 houses with particular reference to the safety of access to and from the site by both road users and pedestrians which will need to use the A49.

Please be sure that you have provided all the information necessary to support your representations and any changes you are proposing. After this stage you will not be able to make any further representations about the SAMDev Plan to Shropshire Council. Any further submissions will only be possible at the invitation of the Inspector conducting the examination, who may seek additional information about the issues he/she has identified.

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Yes, I wish to give evidence about my representation at the examination.

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No, I wish to pursue my representations through this written representation.

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In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

LUD034 Land East of the Eco Park – Development of 80 houses

Is your representation in support or objection? (please tick as appropriate)

Support

Yes ☐

No ☐

Object

Yes ☐

No ☒

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

Legally compliant

Yes ☐

No ☒

Sound

Yes ☐

No ☒

If your representation considers the SAMDev Plan is not sound, please say whether this is because it is not (*Please tick all that apply*):

Positively prepared	<input checked="" type="checkbox"/>
Justified	<input checked="" type="checkbox"/>
Effective	<input type="checkbox"/>
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The Parish Council has a major concern about access to the site from a busy Junction off the A49.

The area lacks the facilities and the minimum level of infrastructure development to accommodate and ensure the safety of users accessing the proposed mixed residential/employment site from the dangerous stretch of roadway along Sheet Road and the main A49 Trunk Road.

This area (on both sides of Sheet Road) scored poorly on the ecological element of the site assessments. Therefore the Parish Council strongly regrets the proposal to eradicate the mature hedge along the boundary of the site because of the road widening for access to the site. High quality environmental improvements should be included in the scheme in order to improve the area and ensure that this development enriches the landscape.

Every opportunity should be made to include footpaths and cycle ways towards LUD017 and Rocks Green in order to improve connectivity and allow access to employment and other facilities

The Parish Council have also been informed by Ludlow Town Council of their concerns about the service infrastructure within Ludlow to support the additional houses and that these issues have not been addressed adequately in the preparation of the plan.

Please use the box below to explain the changes you think should be made to the SAMDev Plan in order to make it legally compliant or sound? You should explain your suggested revisions to the policy, paragraph or section of the Policies Map, and why this change would make the plan legally compliant or sound. Please be as precise as possible (Continue on a separate sheet if necessary)

Before allocation of the site there should be a detailed assessment of both the service and highway infrastructure requirements needed to support the development of the 80 houses with particular reference to the road network surrounding Sheet Road and the A49.

Please be sure that you have provided all the information necessary to support your representations and any changes you are proposing. After this stage you will not be able to make any further representations about the SAMDev Plan to Shropshire Council. Any further submissions will only be possible at the invitation of the Inspector conducting the examination, who may seek additional information about the issues he/she has identified.

Do you consider it necessary to attend and give evidence at the examination?

Yes, I wish to give evidence about my representation at the examination.

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No, I wish to pursue my representations through this written representation.

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If you wish to attend the examination, please explain why you think this is necessary in the box below:

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(Please refer to the accompanying Guidance Notes on Making Representations when completing this section)

In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

ELR058 – Land South of Sheet Road

Is your representation in support or objection? (please tick as appropriate)

Support	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Object	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

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Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

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Justified	<input checked="" type="checkbox"/>
Effective	<input checked="" type="checkbox"/>
Consistent with National Policy	<input type="checkbox"/>

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Ludford Parish Council strongly objects to the inclusion of employment land to the South of Sheet Road. This site was not included in earlier published SAMDev proposals.

In previous responses to the consultation documents the Parish Council has consistently requested that any development outside the Ludlow Town Council boundary should take place in the area between The Sheet and Rocks Green to the North and East of the Eco Park and that there should be no development to the South of Sheet Road and would therefore prevent unnecessary urban sprawl or ribbon development.

The proposals of ELR059 provide employment opportunities and there is sufficient remaining space for development of that site.

Access from either site to the A49 remains a major concern, the Parish Council have previously accepted the requirement for employment land between Sheet Road and Rocks Green provided that there is an allowance for further expansion of existing facilities with appropriate car parking and improved highway access.

A comprehensive, well planned and integrated development between both of these areas will ensure the growth of a cohesive community. By the addition of road, footpath and cycle ways linking these two areas it will enhance access to employment and other community facilities.

Please use the box below to explain the changes you think should be made to the SAMDev Plan in order to make it legally compliant or sound? You should explain your suggested revisions to the policy, paragraph or section of the Policies Map, and why this change would make the plan legally compliant or sound. Please be as precise as possible (Continue on a separate sheet if necessary)

The Parish Council cannot see any benefit to the allocation of employment land ELR058 south of Sheet Road at the junction with the A49 and is totally opposed to this and it should be removed from the plan.

As this development is not between The Sheet and Rocks Green where the amount of land is enormous there is no justification to extend the land outside this area and into a new different location.

This site which is in close proximity to the only filling station in town and would add to the already unsatisfactory road system to the east of the A49 at The Sheet.

If there is a need and justification for additional employment land then it should be in the area between The Sheet and Rocks Green.

Please be sure that you have provided all the information necessary to support your representations and any changes you are proposing. After this stage you will not be able to make any further representations about the SAMDev Plan to Shropshire Council. Any further submissions will only be possible at the invitation of the Inspector conducting the examination, who may seek additional information about the issues he/she has identified.

Do you consider it necessary to attend and give evidence at the examination?

Yes, I wish to give evidence about my representation at the examination.

☐

No, I wish to pursue my representations through this written representation.

☒

If you wish to attend the examination, please explain why you think this is necessary in the box below:

The Parish Council would like to attend the examination to address any representations made in support of the retention of this Employment Site in the Plan.

Do you wish to be notified of any of the following? *Please tick all that apply. We will contact you using the details you have given above.*

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