

## 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](http://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](http://www.shropshire.gov.uk/samdev).

#### Your details: Who is making this representation?

Name:	Kevin Slack
Organisation (if applicable):	Greenspace Architects Ltd
Address:	3 Wharf Road, Ellesmere SY12 0EJ
Email:	

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

Name:	Mrs R. Horton and Mr C. Horton
Organisation (if applicable):	
Address:	
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:

S8: Ellesmere Area, S8.1: Ellesmere Town Development Strategy para. 5.83  
*"The existing development boundary will be...modified along the eastern boundary adjacent to the Mere and Cremorne Gardens."*

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

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

<b>Legally compliant</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>
<b>Sound</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<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*):

<b>Positively prepared</b>	<input checked="" type="checkbox"/>
<b>Justified</b>	<input checked="" type="checkbox"/>
<b>Effective</b>	<input type="checkbox"/>
<b>Consistent with National Policy</b>	<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 area of land adjacent the Mere and Cremorne Gardens proposed to be excluded from the development boundary is currently the Church Street Car Park, although this use is not currently being exercised. The land is adopted in the SHLAA 2014 as ELL009 which concludes: *"The site is considered suitable for medium density housing at 2 - 3 storeys. Due to the relatively small nature of the site and the fact that it was actively promoted in the last UHCS, it is thought possible this site could come forward within the next few years and that the site could come forward within the next 5 year time frame. Final suggested yield: 14.00"*.

The site should remain within the settlement boundary and be developed as a positive contribution to Ellesmere, as evidenced by the [currently

confidential] Pre-App submission presently being considered by the Council.

Our objections are as follows:

**Not Positively Prepared:**

The boundary change does not take account of the Council's own 'objectively assessed development and infrastructure requirements' in the SHLAA nor does it meet Principle 8 of the NPPF as it does not "*encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*" – the land is effectively waste land at present contributing nothing to the town or to the Mere. If the boundary change is adopted the owners will have no option other than to bring it back into use as a car park, to the detriment of the Mere and the housing backing on to it.

**Not Justified:**

- Omission of this parcel of land – a short walk from the town centre - will increase pressure on the edges of the town to deliver housing targets, so it is not 'the most appropriate strategy, when considered against the reasonable alternatives';
- We note 69% of respondents to the consultation did not support the boundary change so the policy is against the 'Evidence of participation of the local community and others having a stake in the area'; and
- The SHLAA identifies the site as suitable for housing and deliverable in a 5 year time frame, so the choice of policy is not 'backed up by facts'.

**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)

To make the policy sound the settlement boundary should not be modified along the eastern boundary adjacent to the Mere and Cremorne Gardens, allowing it to be developed as a positive contribution to the town and the Mere.

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:

We would wish to attend the examination if for some reason our planning application for housing development and public realm on the land, currently being prepared on behalf of the landowners, was not able to be submitted or determined prior to the proposed boundary change being formally considered for adoption. This would set-out the positive aspects of development evidenced in our pre-app submission currently being considered by the Council.

**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	<input checked="" type="checkbox"/>

**Please return this form by 5pm on Monday 28 April 2014**

**You can e-mail it to:**

[Planning.policy@shropshire.gov.uk](mailto:Planning.policy@shropshire.gov.uk)

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

**Please note, we will acknowledge receipt of representations made by e-mail.**

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. 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. By submitting a representation on the Pre-Submission SAMDev Plan you confirm that you agree to this.