

# **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:	Jason Tait
Organisation (if applicable):	Planning Prospects Ltd
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**If you are acting as an Agent, please use the following box to tell us who you are acting for:**

Name:	
Organisation (if applicable):	<b>Taylor Wimpey UK Ltd and Persimmon Homes</b>
Address:	c/o Planning Prospects Ltd
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:

***Site SHREW027- parts (a) and (b) – 550 - 600***

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

<b>Support</b>	<b>Yes</b>	<input checked="" type="checkbox"/>	<b>No</b>	<input 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 checked="" 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>	
<b>Justified</b>	<input checked="" type="checkbox"/>
<b>Effective</b>	
<b>Consistent with National Policy</b>	

**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).

***Land at Weir Hill Farm / Robertsford House, Preston Street and Adjoining Land off London Road***

***Site SHREW027- parts (a) and (b) – 550 - 600***

The Site Allocations and Management of Development (SAMDev) Pre Submission includes the allocation of land at Weir Hill Farm / Robertsford House, Preston Street and land off London Road in two parts (a) and (b) under SHREW027 as a site suitable for housing development of 550 to 600 dwellings.

The allocation of the site is **supported and considered to be sound in principle.**

The site has been promoted by the landowners for some time and extensive information has been submitted to the Council setting out a sound evidence base in support of its allocation.

The allocation represents a high quality and sustainable location for accommodating some of the growth for Shrewsbury. The allocation accords with the principles of sustainable development including the 12 core principles which the NPPF advises in paragraph 14 which should underpin plan making including as relevant;

- It would set out a plan led approach to development
- It provides an opportunity to enhance and improve places where people live, embracing local infrastructure and community needs
- It will meet some of the community's needs for housing
- It will embrace high quality design and amenity
- It still retains the higher quality and intrinsic character of the surrounding countryside and Severn valley
- Will embrace sustainable building
- Provides links to the conservation of wider areas of adjoining land along the Severn valley
- Includes multiple land use benefits, providing new homes and public open recreation space
- Makes the fullest possible use of public transport, walking and cycling in this location
- Will appropriately support community infrastructure requirements.

The evidence supporting the site's allocation is up to date, robust and relevant. This includes ecology surveys, transport, landscape and other technical supporting information. The allocation of the site is in principle sound.

However, notwithstanding the above support for the allocation in principle, the allocation of land off Preston Street under (a) is limited to 150 dwellings and subject to highway improvements to Preston Street and the Column roundabout. **This specific aspect of the allocation alone is not considered to be sound.** Preston Street has a greater capacity to accommodate more dwellings than proposed in the allocation. The maximum development of 150 dwellings with access from Preston Street is an arbitrary limit, without justification in highway capacity terms and therefore unsound.

**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 precise number of dwellings to be accessed from Preston Street should be determined at the planning application stage and precisely justified through a detail traffic assessment.

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 technical nature of our specific point of objection would be best explained orally at the Examination to understand the fully the reasoning for the amendment.

**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.