



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: Cliv	e Roberts
Organisation (if applicable):	Kembertons
Address:	71 Court Street, Madeley, Telford, Shropshire TF7 5EP
Email: kembertons@aol.com	
Telephone:	01952 585020

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

Name:	
Organisation (if applicable):	Galliers Homes Ltd
Address:	Old Bank Chambers, Bellstone, Shrewsbury, Shropshire
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:

S16.2(ii) Bayston Hill

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

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

Legally compliant	Yes	<input checked="" 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	YES
Justified YES	
Effective YES	
Consistent with National Policy	YES

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 designation of Bayston Hill as a Community Hub is supported.

However, Bayston Hill has a large population and an extensive range of public services and facilities, including primary and secondary schools. It has a population of over 5,000 people, and is larger than some of the settlements identified as market towns or key settlements.

Nevertheless, only 50 -60 dwellings are to be built in Bayston Hill in the plan period. This is as a result of local desire rather than any objective assessment of the capacity of the settlement to absorb a greater number. This will represent a waste of existing resources and mean that a fully sustainable settlement is not advanced in any meaningful way.

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 possibility of Bayston Hill accepting a greater level of housing should be examined, and additional housing allocated if it is found to have appropriate capacity.

This would make for good and efficient use of existing services and facilities, and would make the settlement more sustainable.

The 50-60 dwellings indicated in the draft SAMDev DPD as being provided within the plan period are expected to take place within the development boundary. Finding sites within the boundary to accommodate even 50 – 60 dwellings is going to be difficult, but it should be appreciated that if Bayston Hill were to accept a level of housing more appropriate to its population level and services and facilities available, then development outside the current boundary would be essential. At present the village is constrained by an artificially drawn boundary and it would be more useful and assist the goal of sustainable housing if new sites outside the current boundary were to be examined – such as the land off Gorse Lane - to ensure sufficient land is made available to accommodate growth.

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.

YES

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 issues that are objected to need to be explored with a wide range of other interested parties having a wide range of opinions both in terms of the problems themselves and the possible solutions.

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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	YES
When the Inspector's Report is published	YES
When the SAMDev Plan is adopted	YES

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

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.