



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:	
Organisation (if applicable):	First City Limited
Address:	19 Waterloo Road, Wolverhampton, WV1 4DY
Email:	firstcity@firstcity.co.uk
Telephone:	01902 710999

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

Name:	Mr J Bradwell
Organisation (if applicable):	
Address:	
Email:	firstcity@firstcity.co.uk
Telephone:	01902 710999

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:

S11.2(ii) Cheswardine

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	
Effective	
Consistent with National Policy	

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).

We submit representation to the Site Allocation and Management of Development (SAMDev Plan) Pre-Submission Draft (Final Plan) 17th March 2014 in support of the policy and the proposed housing figure of 11 dwellings to be delivered through infilling, groups of houses and conversions within the development boundary.

Cheswardine is a designated Community Hub and therefore is intended to provide a role within the wider rural area by providing facilities, economic development or housing for local needs, and is of a scale that is appropriate to the settlement.

The Core Strategy adopted February 2011 identified the role of the Community Hubs and Clusters in policy CS4 as a way of enabling the rural areas to be more sustainable. The policy is intended to ensure the, "*market housing development makes sufficient contribution to improving local sustainability through a suitable mix of housing that caters for local needs and by delivering community benefits in the form of contributions to affordable housing for local people and contributions to identified*

requirements for facilities, services and infrastructure.” Policy CS4: Community Hubs and Community Clusters, Shropshire Core Strategy page 61.

It is also intended to ensure that rural settlements, *“do not stagnate and decline, but instead meet the needs of their communities, particularly the needs of younger households and those on lower local wages. It assists in improving the provision of services, facilities and infrastructure available in smaller settlements. These are important elements of the “rural rebalance”* (Shropshire Core Strategy paragraph 4.58, page 61).

With the purpose of the Community Hubs and Clusters set in place from 2011 we consider Cheswardine should have an allocated site to ensure housing is developed to ensure Cheswardine meets its role as a Community Hub.

The notion of Cheswardine being a community hub has been raised and discussed at various stages of the SAMDev and therefore by this stage of the plan the category of which Cheswardine should be identified should be agreed.

We identify New House Farm has been included within the development boundary for Cheswardine which we support. The inclusion of this site will enable Cheswardine to meet its housing target of 11 dwellings within the development boundary in a sustainable location.

The development of New House Farm will allow the site to be planned appropriately and would not result in ‘garden grabbing’, as it would elsewhere within the settlement as there is insufficient land available within the existing settlement boundary either through infilling, conversions, groups of houses or brownfield development to provide the necessary housing set out in planning policy.

We therefore support the housing figure for the settlement. However, we consider Cheswardine should have an allocated site to accommodate the housing figure set out within policy S11.2 (ii) and this should be allocated on the land known as New House Farm, south of Westcott Lane, Cheswardine.

We consider the land at New House Farm is the most sustainable location to provide the 11/12 dwellings within the settlement. The site is a brownfield site within close proximity to the facilities and services available and performed well against the council’s criteria in the Sustainability Appraisal Report.

Without the inclusion of New House Farm within the development boundary we do not consider Cheswardine would be capable of meeting the housing figure of 11, *“delivered through infilling, groups of houses and conversions which may be acceptable on suitable sites within the development boundary identified on the Policies Map”* in a sustainable way.

If New House Farm were to be removed from the development boundary we would not be in support of policy S11.2(ii) Cheswardine and would find the SAMDev unsound due to inadequate provisions being made to cater for the future housing needs of Cheswardine.

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)

As stated above, we support the inclusion of the land south of Westcott Lane within the development boundary of Cheswardine. With the inclusion of New House Farm within the development boundary the site will be able to accommodate the housing target of 11 dwellings set in the proposed planning policy S11.2 (ii) Cheswardine.

We consider Cheswardine should have an allocated site to accommodate the housing figure set out within policy S11.2 (ii) and this should be the land known as New House Farm, south of Westcott Lane, Cheswardine.

This will ensure the plan is sound and able to deliver the housing target set out in the policy.

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	<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

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.



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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:

Market Drayton Area S11 Inset 2 Cheswardine

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

We submit representation to the Site Allocation and Management of Development (SAMDev Plan) Pre-Submission Draft (Final Plan) 17th March 2014 in support of the amendment to the development boundary for Cheswardine to include the land south of Westcott Lane known as New House Farm.

The site is located adjacent to the existing development boundary and is previously developed land.

The site is currently occupied by a number of dilapidated buildings and is in need of redevelopment in order to improve the site and would be a suitable site to accommodate future residential development. The site has the capacity to accommodate approximately 12 dwellings which will enable Cheswardine to meet the housing needs of policy S11.2 (ii) Cheswardine and the community of Cheswardine on one sustainable site.

The inclusion of the site within the development boundary is a logical solution in order to meet the housing needs of the settlement. The development of the site will allow the site to be planned appropriately and would not result in 'garden grabbing' as it would elsewhere within the settlement as there is insufficient land available within the existing settlement boundary to provide the necessary housing set out in planning policy.

The Consultation Statement (CS) published to accompany the current Site Allocations and Management of Development (SAMDEV) Plan Pre-Submission Draft (Final Plan) consultation identified there was a limited response in connection to the removal of the site from the SAMDev, this could be interpreted that there was little resistance from the community to the site being allocated in the plan. The limited responses that were received identified there was a 50% split in agreement/ not in agreement for New House Farm to be removed from the plan. The CS identifies, *"those supporting the removal of the site were concerned with the availability of infrastructure and in particular the impact on the road network"*. Previous representation submitted on behalf of the owner of the site during the revised preferred option consultation of July 2013 identified and explained the issues raised by opponents including the road network and set out how the issues can be dealt with. Please see extract below from the SAMDev Revised Preferred Options Consultation July 2013 consultation representation in connection to this site.

"1.0 DO YOU AGREE THAT THE PROPOSED HOUSING SITE AT NEW HOUSE FARM (CHES001) SHOULD BE REMOVED FROM THE PLAN?"

- 1.1 *No, we do not agree that New House Farm (CHES001) should be removed from the Plan.*
- 1.2 *Site CHES001: New House Farm is approximately 0.42 hectares and located to the south of the settlement of Cheswardine outside of the current development boundary.*
- 1.3 *The site was previously identified within the SAMDev Preferred Options draft March 2012 as a proposed allocation to accommodate approximately 12 homes. The site is previously developed land with the site currently occupied by a number of redundant farm buildings and the existing residential Farm House.*
- 1.4 *The inclusion of this site within the SAMDev Preferred Option March 2012 enabled Cheswardine to meet the Parish Council aspirations for housing 2010-2026 of 50 dwellings; this is in conjunction with the granted planning permission for 24 dwellings at Cheswardine Farm and still providing the opportunity for limited development to occur organically through windfall development (approximately 14 dwellings) over the plan period to 2026.*
- 1.5 *The SAMDev Revised Preferred Options July 2013 document does not carry forward New House Farm despite the document stating "the majority of respondents also supported the proposed housing target, development boundary and the proposed allocation of land at New House Farm".(Shropshire Council: SAMDev Revised Preferred Options July 2013, Market Drayton).*
- 1.6 *Of the sites promoted through the SHLAA, it was acknowledged by its selection by Shropshire Council as the only preferred option site in the Preferred Option March 2012 draft that it is the most suitable and sustainable location for new development to be located.*

- 1.7 *The site has been assessed through the SHLAA and through the SAMDev background evidence: Cheswardine Housing Site Assessment process with the following conclusion being:*
- 1.8 *“The site is located to the south of the village off Westcott Lane. It comprises farm buildings, some disused and a farm house and bungalow. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children’s play area, recreation facility, landscape sensitivity and flood risk. It is within 300m of the conservation area. The overall sustainability of this site is judged to be good.*
- 1.9 *Some of the buildings on the site are in a poor state of repair and their removal would improve the appearance of this part of the village. There is some local support for modest development in the village and therefore it is proposed to include this site as a housing allocation to be redeveloped for approximately 12 dwellings. Wildlife surveys would be required as would a Habitats Regulation Assessment as the site is within 7km of Cop Mere Ramsar site.” (SAMDev background evidence: Cheswardine Housing Site Assessment pg 34)*
- 1.10 *The development of New House Farm would be in accordance with national and local policy. The National Planning Policy Framework (NPPF) sets out 12 Core Planning Principles, number 8 states, “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” (NPPF, page 6).*
- 1.11 *The continued identification of this site would also be in accordance with the Council’s own Core Strategy policy CS1-: Managed Release of Housing Land, which states:*
- 1.12 *“The availability of housing land will be kept under review, maintaining a continuous supply of suitable sites to deliver the overall housing target. New housing sites identified in the Site Allocations and Management of Development (SAMDev) DPD will be released for development having regard to:*
- The need to maintain a 5 year supply of housing land;*
 - The delivery of the levels of development required in each spatial zone including the SUEs at Shrewsbury West, Shrewsbury South, and Oswestry;*
 - Priority for the re-use and development of brownfield sites on suitable sites in sustainable locations, while considering the need to retain local employment and sites of historic or ecological value, with the aim of achieving 60% of overall development on brownfield land;*
 - The contribution that will be made towards improved infrastructure provision, including affordable housing.”(Shropshire Core Strategy, March 2011, page 82).*
- 1.13 *The alteration of the development boundary to include New House Farm would be a logical, obvious step that would include a suitably sized site that can assist in providing the necessary residential development needed in the settlement.*

2.0 Concerns raised during consultation

- 2.1 *The SAMDev Revised Preferred Options July 2013 identified a number of concerns which were raised during the public meeting organised by*

Cheswardine Parish Council to discuss the SAMDev consultation document. We proceed to set out to clarify the concerns raised.

3.0 Away from the central core of the village

3.1 *The site is previously developed land located along the southern boundary of the settlement and within close proximity to a residential development located off The Westfields. New House Farm is located within approximately 560 metres (measured 'as the crow flies' using Promap) of the facilities and services which are available within the village, i.e., Cheswardine St. Swithun Church, Cheswardine Primary School, the public houses, the community shop and the parish hall. This is significantly within the maximum walking distances set out in the Institution of Highways and Transportation (IHT) publication, 'Guidelines for providing for Journeys on Foot', 2000, which would suggest that the site is sustainable.*

3.2 *The site has undergone assessment and the results are set out in the SAMDev Site Assessment Technical Report. The site met the relevant criteria of the Stage 1 assessment and was recommended to progress to the Stage 2 assessment. The location of the sites was not considered a negative and the document identified that the site has access to the local facilities identified above.*

4.0 Westcott Lane is considered unsuitable for additional dwellings

4.1 *Comments received remarked on the unsuitability of Westcott Lane to accommodate residential development.*

4.2 *Westcott Lane is located to the south of Cheswardine and links Cheswardine to the hamlet of Goldstone approximately 1.06 miles (1.8km) to the south west. New House Farm is located within close proximity to the junction with The Westfields. The Westfields accommodates approximately 34 dwellings and feeds into Westcott Lane.*

4.3 *We understand that Westcott Lane is an unclassified adopted road. In the document 'Department for Transport Guidance on Road Classification and the Primary Route Network, January 2012' paragraph 1.13- Road Classification, an unclassified road is defined as "local roads intended for local traffic. The vast majority (60%) of roads in the UK fall within this category."*

4.4 *There are very few properties which are located off Westcott Lane; 4 within Cheswardine and 3 in Goldstone. Westcott Lane is of a suitable standard to serve the dwellings off The Westfields (approximately 34 dwellings, including Donaldson Drive and Hudson Way which are located off The Westfields).*

4.5 *The dwellings located off The Westfields were constructed without any alterations being made to Westcott Lane. Westcott Lane is an average width of 5.3m between the junction with High Street and Marsh Lane and the Westcott Lane junction with The Westfields. The narrowest point is 4.3 metres which is due to the positioning of a tree. This provides a natural 'pinch point' and is a natural traffic calming measure.*

4.6 *Within the eastern section of Westcott Lane, close to the junction with Marsh Lane and High Street, there are visible centre road markings. In accordance with the Department of Transport document, Traffic Signs Manual, Chapter 5, Road Markings (2003) identifies centre line markings are drawn on two-lane*

roads, not less than 5.5m in width. This would indicate that the width of the road in this section is at least 5.5m.

- 4.7 The Shropshire Council document, *Specification for Residential/ Industrial Estate Roads*, (February 2000), advises of the various types of road construction details in connection to residential development. This includes a hierarchy of roads from Residential Distributor Roads; Collector Roads; Traditional Estate Road; Access Road; Shared Surface Roads and Mews Courts.
- 4.8 As stated above, Westcott Lane accommodates approximately 4 dwellings in Cheswardine. The Westfields and accompanying cul-de-sacs (Donaldson Drive and Hudson Way) accommodates approximately 34 dwellings. With the inclusion of the proposed 12 dwellings, this would bring the total number of dwellings to 50. This would not exceed the number of dwellings located off an Access Road as described in the Specification guidance document which states the basic requirements for an access road is a 4.8m carriageway width. The average for Westcott Lane is 5.3m, therefore showing it is acceptable to accommodate the proposed development.
- 4.9 Westcott Lane is a safe road. From viewing public records of accidents on the highway network in the UK It has shown between 2005 – 2011 there have been no accidents along Westcott Lane.
- 4.10 As stated within paragraph 1.7-1.9 of this statement, the site has undergone assessment and the results set out in the SAMDev Site Assessment Technical Report. The site met the relevant criteria of the Stage 1 assessment and was recommended to progress to the Stage 2 assessment. No comments were made about the unsuitability of Westcott Lane to accommodate further dwellings. This was evident by the inclusion of New House Farm within the SAMDev Preferred Option draft March 2012. This would confirm Westcott Lane is not considered unsafe or inappropriate to accommodate development at New House Farm.
- 4.11 We therefore do not consider that the provision of approximately 12 dwellings would result in a significant impact on Westcott Road and the wider highways network.
- 4.12 We are aware that there is limited footways and verges currently along the southern boundary of Westcott Lane, however, there would be possibility for this to be incorporated within the development of the site when developed. Residents of the new development are most likely to access services via The Westfields which provides pedestrian access to the centre of the village via the footpath located to the west of the playing fields providing access to Podmore Road/ Copelea.
- 4.13 The site is proposed to accommodate approximately 12 dwellings which would, when using the parking standards set within the North Shropshire Local Plan 'saved' policies Annex D- Parking Standards, result in up to 24 vehicles potentially travelling to and from the site. We do not consider an additional 24 vehicles to create an extra burden or impact on Westcott Lane or the village.

5.0 Additional concerns raised

- 5.1 We are aware from reviewing the SAMDev Preferred Options 2012 Summary of Consultation Responses: Market Drayton, of the other concerns about this site (question 14). We will discuss these below.

6.0 Insufficient community gain

- 6.1 *In accordance with Core Strategy Policy CS11: Type and Affordability of Housing and using the current prevailing target rate of 13%, the development, if 12 dwellings were to be provided would be required to provide 1 affordable home and the balance would be in the form of a financial contribution. The development, where applicable and /or viable and following discussion with Shropshire Council planning department will provide additional community benefits in accordance with the Developer Contributions Supplementary Planning Document, July 2011 and the relevant Place Plans.*
- 6.2 *The residents of the proposed development will also assist in supporting existing local services and facilities including the community shop, church, pub and primary school.*

7.0 Impact on adjacent dwellings

- 7.1 *The proposed development will be located on a site which is currently developed with the existence of large two storey height structures, some of which could be considered to be in a poor condition. The development would result in the site being redeveloped to enable the site to become more attractive. The access arrangements for the development would be designed to minimise impact would be inflicted on existing residents and the highway network.*
- 7.2 *The development would be designed with the surrounding properties taken into consideration and the existing landscaping on the boundary of the site will be retained where possible and improved to provide an attractive scheme, which would reduce any visual impacts.*

8.0 The development would extend the village so that it will soon join Soudley.

- 8.1 *The development is of a size which will not result in the joining of Cheswardine to Soudley. The southern boundary of the site is a significant distance (400 metres) from the most northern point of Soudley and to reiterate information stated throughout this letter, the site is previously developed land with large structures currently occupying the site. The area of the proposed development is in accordance with that of the current boundary of the site and therefore would not result in the expansion into the countryside.*

9.0 Outside current development boundary

- 9.1 *It is acknowledged by all parties that the site is located outside of the current development boundary of Cheswardine. However, as previously stated, the site is heavily developed and is located adjoining the existing boundary.*
- 9.2 *Question 15 of the SAMDev Preferred Options 2012 Summary of Consultation Responses: Market Drayton identified that 76% of respondents to the consultation supported the proposed development boundary, which stated in the question that sites allocated for development, if confirmed, will be incorporated into the development boundary. This statement refers to New House Farm as it was the only site proposed within the SAMDev and therefore received significant support for its inclusion within the development boundary of Cheswardine.*

9.3 *Comments made were that Westcott Lane/ Marsh lane provides an obvious and defensible southern boundary to the village. We agree with this comment, however, the inclusion of New House Farm within the development boundary is a logical, obvious step due to the visually evident development on the site and would not result in the loss of open fields and the countryside elsewhere within the settlement."*

As you will see from the information above the issues which were raised have been discussed and solutions provided identifying that the site is suitable, achievable, available and sustainable and therefore it is logical and appropriate to identify the site as a housing allocation to cater for the future needs of Cheswardine and the site should, undeniably, be located within the development boundary.

The Sustainability Appraisal Report, March 2014 as part of the evidence base Appendix C - Site Assessment for Preferred Options and Appendix D – Site Assessment for Revised Preferred Options (pages 185 and 287) both provide similar details for the site identifying that as part of the stage 2a assessment the site “scores positively for access to public transport, primary school, amenity green space, children’s plays area, recreation facility, landscape sensitivity and flood risk It scored negatively for access to the other two key amenities and facilities, its location within 300m of the conservation area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of this site is judged to be good”. This would therefore suggest the site has very few issues and these can be rectified by good design. The land is currently occupied by a number of old agricultural buildings and the land itself is not used for arable farming.

We understand that Cheswardine Parish Council are aware of the SAMDev consultation taking place as the document is referenced in the Parish Council meeting minutes of 18th March 2014 in paragraph 41/14. However, From viewing the 15th April 2014 Cheswardine Parish Council meeting minutes, there is no reference to the SAMDev consultation or a negative response to the inclusion of the land at New House Farm within the development boundary. We consider this to be an indication of no objections raised from the Parish Council in connection to the inclusion of the land at New House Farm within the development boundary.

Cheswardine is identified as a community hub and therefore we consider it of paramount importance that the settlement has an area considered appropriate, i.e., an allocated site, in order to meet its housing needs during the plan period. We consider the inclusion of New House Farm within the development boundary provides confirmation from the Council that they consider the site is a developed site which ought to be located within the development boundary under its current status. However, when it is considered that the site has the capacity to accommodate the necessary housing for the development on one site within close proximity to the facilities and services in Cheswardine the site undeniably should be included as an allocated site within the development boundary.

If New House Farm were to be removed from the development boundary we would not be in support of the inset map and would find the SAMDev unsound due to inadequate provisions being made to cater for the future housing needs of Cheswardine.

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)

As stated above, we support the inclusion of the land south of Westcott Lane within the development boundary of Cheswardine. However, we consider the site should be an allocated site clearly indicated on the inset plan and details provided within the main body of the policy document featured underneath the Main settlement policy S11.2(ii) Cheswardine.

We consider this would make the plan legally sound in accordance with the guidance.

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?

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