



25 APR 2014

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:	JOHN A FARMER . MRS JOYCE FARMER
Organisation (if applicable):	
Address:	
Email:	
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:

SECTION 4 PARA 4.3 JUSTIFIED

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"/>
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).

See attached sheet headed
MOUNT FARM -
JUSTIFICATION SECTION.

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)

Either remove Mount Farm site, or reduce it to a more sustainable size.
Do not allow 3 storey houses.

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"/>

MOUNT FARM

Objections to the inclusion of Mount Farm in the SAMDev Plan for Whitchurch, Shropshire.

JUSTIFICATION SECTION

The Government Inspector's findings on the North Shropshire Local Plan 2000-2011 concluded that "development on the Mount Farm site would be prominent in views from the north and north-west. Viewed from the Tarporley Road the development would occupy high ground above the level of The Grove, much of which has an undeveloped appearance and is of high amenity value." Recently, a number of more suitable and less prominent sites, including the Old Dairy and Tilstock Road, have been proposed and discussed with the planners. Therefore, more sustainable and suitable sites are already in the pipeline.

The SAMDev document for Whitchurch is not yet finalised and, although a restricted area of land at Mount Farm is proposed for inclusion in this document, David Wilson's application appears to cover a larger area of productive greenfield land and only a very small area of "brownfield" farm buildings. Worse still, their draft proposal includes 3 storey homes (euphemistically called 2½ storey!) which are not in keeping with an elevated site of this sort. Their draft plans clearly show how tightly packed 100 houses would be on the Mount Farm site. I hope the council will visit the site and see for themselves the open nature of this greenfield site, and consider the impact that such a development would have on our so far unspoilt market town. Whitchurch people are proud of their town, and it is to be hoped that our councillors will do their best to keep it a typical market town.

I agree that more dwellings will be needed in the small towns of North Shropshire, especially affordable homes and accommodation suitable for older people, many of whom would prefer bungalows. However, the developments in each area should be managed and phased, so that the unique character of the market towns, and the provision of employment opportunities and infrastructure, are given the same consideration as the overall needs of Shropshire for new homes. To sum up, please register my objection to the current plans for developing the land at Mount Farm, and to the 3 storey houses which are out of keeping with this area of Whitchurch. For those approaching the town from the North, such houses will create the impression that Whitchurch is a characterless and over-developed town when, in fact, it is recognised as a small market town that is proud of its heritage and unspoilt character.

Joyce Farmer 21st April 2014



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Your Representations

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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:

SECTION 4 - SOUNDNESS - MOUNT FARM SITE

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:

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	- SUSTAINABILITY	<input checked="" type="checkbox"/>
Justified	SECTION 4.4	<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 proposal to allow 100 houses to be built on the Mount Farm site is not consistent with the SAMDev requirements for sustainable development and sound infrastructure planning.

See attached sheet headed MOUNT FARM regarding sewage management and surface water disposal.

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 Mount Farm site should not be included in the plan or should be reduced in size to mitigate the environmental impact.

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.

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When the Inspector's Report is published	<input checked="" type="checkbox"/>
When the SAMDev Plan is adopted	<input checked="" type="checkbox"/>

MOUNT FARM

Objections to the inclusion of Mount Farm in the SAMDev Plan for Whitchurch, Shropshire. SUSTAINABILITY SECTION

We have lived in Wellfield Way for the past 14 years and would like to object to the Mount Farm scheme on the grounds of its sustainability. There are problems with both the drainage of sewage and the handling of surface water from the Mount Farm site. We know that when Seddon Homes built the 15 houses on Wellfield Way and Haroldgate the system was already under stress both in terms of sewage disposal and surface water drainage.

Sewage Disposal

Sewage from Wellfield Way, The Grove and Tarporley Road is now pumped up to the highest point of Tarporley Road, near its junction with Haroldgate, from which point it falls by gravity to join the main network. Having spoken to Welsh Water, we understand this pump and associated pipework may be already at full capacity. The environmental effect of building another 100 family-sized homes on this site without updating the sewage system will be serious and unlikely to fulfil the requirement for sustainable development.

It is therefore essential that any proposal to allow development of the Mount Farm site ensures that arrangements to upgrade the sewage disposal system is in place before any planning consent is given, or building work carried out.

Surface Water and Flooding

To avoid flooding, it was necessary in 1999 to accommodate the Wellfield Way surface water via a "buffer tank" adjacent to the houses at the lower (North) end of Wellfield Way. This water is then dispersed over time.

The number of roads and density of housing necessary to fit 100 dwellings into the Mount Farm site, (ref. the current proposals from David Wilson Homes,) would be a much larger problem. Their plan shows a balancing pond outside the suggested Mount Farm Development area, to cope with surface drainage, and which will also serve as a public open space. The overflow from this pond will drain into a small ditch adjacent to houses on The Grove. Is this a realistic solution? The low lying field at the west end of The Grove, and the adjacent gardens, already suffer flooding, especially in the winter months. The run-off of surface water from 100 extra homes will make this situation worse.

John Farmer 21st April 2014