



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:	Stuart Field
Organisation (if applicable):	Barton Willmore LLP
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Email:	stuart.field@bartonwillmore.co.uk
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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):	Gallagher Estates and Taylor Wimpey UK Ltd
Address:	c/o Agent
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:

Schedule S15.1a: Housing Sites

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

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

We support, in part, the proposed draft allocations at Land north of Wolverhampton Road (SHIF006) and Land between Lawton Road and Stanton Road (SHIF004b).

The two sites combined are identified as the Council's preferred development sites for Shifnal and Taylor Wimpey and Gallagher Estates are working together to ensure a comprehensive approach to the development of these sites as demonstrated in the two current live outline planning applications (application references 13/05136/OUT and 14/00062/OUT) totalling a combined 350 dwellings.

Land North of Wolverhampton Road

We note that the development guidelines for land north of Wolverhampton Road indicate that the development is subject to the provision of a town park and a strategic pedestrian route to the railway underpass. A current live outline planning application (reference 14/0062/OUT) on this site proposes a Town Park. At the core of the development will be a new Town park containing existing mature and new landscape planting. The proposed Town Park, equivalent in scale to the existing park on Whitfield Drive, has been carefully positioned in the development making it easily accessible for both existing and new residents.

The Town Park is a much sought after local aspiration and indeed when developing Phase 1, it was envisaged that the 'Phase 2' development (i.e. that which is now being considered) would include the Town Park. Our clients have worked closely with those bringing forward the Town Plan to ensure that this meets local aspirations.

The application also proposes a pedestrian link into Silvermere Park and a pedestrian route to the underpass. As part of the ongoing discussion with the Planning Officers through this outline application, It has been agreed in principle by the Planning Officers that the proposed pedestrian link into Silvermere Park will provide a more direct connection to the railway station and Shifnal town centre and that the Council will seek to deliver a route through the existing underpass.

We object again however to the development boundary as drawn for land north of Wolverhampton Road, Shifnal (Site SHIF006). The allocated land does not match the red line boundary plan that forms part of the current outline planning application (14/0062/OUT). We have previously discussed with the Council the arbitrary nature of the boundary as drawn and consider the development boundary should be extended further to the east to accommodate the 250 dwellings proposed at land north-east of Wolverhampton Road. To deliver 250 dwellings and a Town Park within the SHI006 site requires additional land over and above that which is currently been allocated. It is noted that this application is to be presented to Planning Committee on the 29th April 2014 with an Officer recommendation for approval (committee report appended) and therefore we assume that the Council have no objection in principle to the amendment to the boundary to reflect the current application site boundary (copy attached).

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)

Amend housing allocation (SHIF006) on the Shifnal Area Proposals Map to reflect the red line boundary plan of outline planning application for land north of Wolverhampton Road, Shifnal (application reference: 14/00062/OUT).

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:

Taylor Wimpey and Gallagher Estates are jointly responsible for delivering two strategic sites in Shifnal. They have also made multiple submissions to the SAMDev.

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

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.