

Daphne Woof – Programme Officer
Planning Policy Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

BY EMAIL: programme.officer@shropshire.gov.uk

25123/A3/KE/ac

13th July 2015

Dear Daphne,

SITE ALLOCATIONS AND MANAGEMENT DEVELOPMENT PLAN: MAIN MODIFICATIONS REPRESENTATIONS BY J ROSS DEVELOPMENTS

Barton Willmore is instructed on behalf of J Ross Developments Ltd (Representor 061) to submit representations in response to Shropshire Council Site Allocations and Management (SAM Dev) Plan: Schedule of Main Modifications, which The Inspector has deemed necessary to make the policies in the SAMDev Plan sound.

J Ross Developments have considered the content and approach of the SAM Dev, as prepared by Shropshire Council, in respect of their general development interests within Shropshire and specifically the proposed Rocks Green housing allocation at Ludlow. The proposed Main Modifications seek to alter policies and supporting text relevant to this housing allocation and general development policies as listed below:

- MM2 – Support the reference to early review of the plan and its programme;
- MM12 – Support the design and quantity of open space for commercial developments on a site by site basis;
- MM15 – Question the reliance and support for windfall sites that may compete with allocated sites in terms of market delivery;
- MM17 – Questions the new text introduced to control settlement numbers;
- MM154 – Seeks variation of the new text in respect of enhancement of the historic core of Ludlow; and
- MM155 – Supports the inclusion of additional text relating to the delivery of infrastructure for Ludlow site LUD017.

J Ross Developments are the promoters of the Rocks Green Housing Allocation LUD017 at Ludlow. The Rocks Green site has previously been promoted through the Options and Pre-Submission Draft in

August 2013 and April 2014, and more recently through the submission of Statements to the Examination in Public in October 2014.

Accordingly J Ross and I would like to support the inclusion of text at S10.1 (6) in respect of the necessary infrastructure to be delivered alongside the Rocks Green housing allocation. In regard to the required site infrastructure, there has been a longstanding understanding that the allocation would need to provide enhancements to the crossing facility across the A49 and provide improved linkages, which could take the form of a pedestrian and cycle bridge. In addition to this, the requirements for wider linkages is also understood, such as footpath improvements to the south to provide a link to the new Eco employment park allocation.

The delivery of such linkages will ensure the Rocks Green site is accessible by pedestrian and cycle routes. On behalf of J Ross Developments, the representations enclosed confirm that a contribution toward the provision of such linkages will be included within any development proposals for the site.

I trust that the representations enclosed are helpful in finalising the SAM Dev and help to ensure that the modifications to be made will ensure the Plan's effectiveness and compliant with national planning policy. If you would like to engage further on any of the points raised on behalf of J Ross, please do not hesitate to contact me on the number below.

Yours faithfully,



Yours sincerely,

KATHERINE ELSE

Associate

01217115169

Katherine.Else@bartonwillmore.co.uk