



Shropshire Council Site Allocations and Management of Development (SAMDEV) Plan

Main Modifications consultation

1 June 2015 – 13 July 2015

For Shropshire
Council use

Respondent
no:

Main Modifications Consultation Form

The SAMDev Plan Schedule of Main Modifications includes a series of changes to the published SAMDev Plan. These suggested changes are being consulted on for a period of six weeks. For advice on how to respond to the consultation, and how to fill in this form please see the guidance notes on the Council's SAMDev Plan website at: <http://shropshire.gov.uk/planning-policy/samdev-examination/main-modifications-consultation/>.

Submitting comments:

Please fill in this form and return:

- Via email to: Programme.Officer@shropshire.gov.uk
- By posting to: Daphne Woof - Programme Officer
c/o Planning Policy Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
- Comments must be received by 5pm on 13 July 2015. **Comments received after this time will not be accepted and will not be considered by the Inspector.**
- Please fill a separate for each Main Modification you are commenting on.
- Please clearly identify which Main Modification your comments refer to using the reference (i.e. MM1, MM2 etc) in the SAMDev Plan Schedule of Main modifications.
- Please do not repeat your previous comments as these have already been considered by the Planning Inspector. **Comments will only be considered that refer to a change as shown in the SAMDev Plan Schedule of Main Modifications.**

Shropshire Council SAMDev Plan Main Modifications Response Form

- All comments received on the proposed changes within the time period will be considered by the Planning Inspector as part of the examination of the SAMDev Plan. The Inspector may wish to contact you to discuss your comments and concerns, prior to concluding the formal examination into the Plan.
- The personal information will only be used for purposes related to the consultation and the SAMDev Plan examination. 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. However other information will be shared with the Planning Inspector.
- The information relating to your comments on the Main Modification (Part B) will be published on the Shropshire Council SAMDev Plan examination webpage.

A) Your details:

1) Who is making this representation?

Name:	Michael & Jennifer Willmot
Organisation (if applicable):	
Address:	
Email:	
Telephone:	

Client's details (only applicable if you are acting as agent on behalf of another person or business)

Name:	
Organisation (if applicable):	
Address:	
Email:	
Telephone:	

B) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

1) Please give the Main Modification reference your comment relates to.

Main Modification reference - MM:186

2) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Positively prepared	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Justified	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Effective	<input type="checkbox"/>	<input type="checkbox"/>
Consistent with national policy	<input type="checkbox"/>	<input type="checkbox"/>

3) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

Our objection is centred on the Schedule of Main Modifications not describing what had been agreed in previous rounds of consultation concerning the restrictions on traffic on Preston Street. We start by quoting extracts from earlier documents with our underlining of salient points.

In the SAMDev Revised Preferred Option Draft, Consultation Responses July 2013, page 3 it is stated: *The majority of respondents (85%) objected to the allocation of SHREW027 (land at Weir Hill Farm/Robertsford House, Preston Street). The main concerns related to the impact on the road network and existing traffic congestion issues, the capacity of other local infrastructure, damage to sensitive landscape character, and loss of wildlife habitat and local open green space;* [<http://shropshire.gov.uk/committee-services/Data/Cabinet/20130626/Agenda/8B%20Shrewsbury%20publication%20layout.pdf>]

Continued on sheets at the end of this document

Continue on a separate sheet if necessary

- 4) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Reinstatement of the originally agreed text with inclusion of access between sites for emergency vehicles only (underlined)

“Co-ordinated development of two linked sites with new footpaths/cycleways and bus route through the development ~~but not~~ a direct route for traffic between London Road and Preston Street except for emergency vehicles, maintaining existing public rights of way and improving public access to the River Severn through the site, and providing new riverside public green space and a well landscaped edge to the developed area:

- a) Land at Weir Hill Farm/Robertsford House, Preston Street – a maximum of 150 houses to be accessed off Preston Street, subject to highway improvements to Preston Street and the Column roundabout, new open space to Preston Street and a landscape buffer to Sunfield Park;

Continue on a separate sheet if necessary.

Please note you should cover all the information, evidence and supporting information necessary to justify the representation and the suggested change. After this stage, further submissions will only be accepted at the request of the Inspector.

You must return this form by 5pm on Monday 13 July 2015.

You can e-mail it to:

Programme.officer@shropshire.gov.uk

Or return by post to: Daphne Woof - Programme Officer, c/o Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

The Programme Officer will acknowledge receipt of comments submitted by e-mail.

Continuation sheet 1/2

In the SAMDev Pan Pre-submission Draft (final Plan), 17 Match

2014, page 184 it is stated (with our underlines): Co-ordinated development of two linked sites with new footpaths/cycleways and bus route through the development but not a direct route for traffic between London Road and Preston Street, maintaining existing public rights of way and improving public access to the River Severn through the site, and providing new riverside public green space and a well landscaped edge to the developed area:

(a) Land at Weir Hill Farm/Robertsford House, Preston Street – a maximum of 150 houses to be accessed off Preston Street, subject to highway improvements to Preston Street and the Column roundabout, new open space to Preston Street and a landscape buffer to Sunfield Park; [

<http://shropshire.gov.uk/media/1057564/CD1-SAMDev-Pre-Submission-Draft-Plan.pdf>]

In the page 3 **SAMDev Plan: CD28 Schedule of Pre-Submission**

Representations & Response Submission July 2014, page 327 (with our underline), it is stated: *Following advice from the Council (Highways and Planning Policy) and responding to the concerns of local residents, Taylor Wimpey UK Ltd and Persimmon Homes proposed the inclusion of the site in the Plan on the basis of “a restricted maximum of 150 homes to be served from Preston Street with access improvements to Preston Street and Column roundabout to be agreed with*

Shropshire Highways’. [<http://shropshire.gov.uk/media/1057552/CD28-Schedule-of-Pre-Submission-Representations-and-Response.pdf>]

In section MM186 the now proposed alterations are shown by underling of new text and deletions of old:

Insert text to development guidelines to S16.1 site SHREW027 to read:

“Co-ordinated development of two linked sites with new footpaths/cycleways and bus route through the development ~~but not~~ with any connecting traffic route designed to control vehicular speeds and flows rather than being a direct route for traffic between London Road and Preston Street, maintaining existing public rights of way and improving public access to the River Severn through the site, and providing new riverside public green space and a well landscaped edge to the developed area:

a) Land at Weir Hill Farm/Robertsford House, Preston Street – ~~a maximum of~~ approximately 150 houses to be accessed off Preston Street, unless justified through a detailed, site specific transport assessment, subject to highway improvements to Preston Street and the Column roundabout, new open space to Preston Street and a landscape buffer to Sunfield Park;

Our objections

- 1) **positively prepared or justified]** The absolute maximum of 150 houses has been replaced by ‘approximately’. The reason given is ‘to clarify matters’. This appears to us to be a blurring of a precise condition originally stipulated. How far can ‘approximately’ be stretched? 200? 250? We urge you to reinstate the precise statement in the previous draft which we were prepared to accept and which we understood had been agreed by the developers as

Continuation sheet 2/2

reported in the SAMDev Revised Preferred Option Draft, Consultation Responses July 2013 quoted above.

- 2) **[not positively prepared or justified]** We can find nothing in published reports to indicate the agreement between Taylor Wimpey / Persimmon Homes and the *Council (Highways and Planning Policy)* on a 150 home maximum accessible form Preston Street, reported in SAMDev Plan: CD28 Schedule of Pre-Submission Representations & Response Submission July 2014, page 327 as quoted above had been altered. If there has been some subsequent modification to this agreement which is not in the public domain, but is implied in the altered text of the Main Modification, then this 'secret' deal is a further grounds for our complaint.

- 3) **[not positively prepared or justified]** We note that even the 'approximately 150 limit' now need not be adhered to because of the newly introduced qualifier 'unless justified through a detailed, site specific transport assessment'. You give no further information so we are left in the dark about what this might cover. Part of the reason for the original house number limit as we understood it was to prevent the residential streets, Preston Street and Portland Crescent being overwhelmed by traffic from a very large number of new residence. As well as this there is the restricted width railway bridge on Belvidere Road which was never intended to be for high traffic volumes. Furthermore in the SAMDev Pan (Pres-submission Draft (final Plan), 17 Match 2014 quoted above, it was agreed that access improvements to Preston Street and Column roundabout to be agreed with Shropshire Highways as a condition to the 150 house limit.

- 4) **[not positively prepared or justified]** In the **In the SAMDev Pan Pre-submission Draft (final Plan), 17 Match 2014, page 184** it is quite clearly stated that there was to be no direct traffic route between London Road and Preston Street. We note that this clear statement has now been overturned. Whilst we recognise that access to the whole estate might be needed from both access points for emergency vehicles, we note that to introduce a vehicular access albeit with some type of undefined traffic calming is a major reversal of policy. Again the only reason you give is 'to clarify matters agreed at the examination. Clarification should not include policy reversal.

- 5) **[not positively prepared or justified]** In the wording of the Main Modification, revised from previous statements and objected to in the points above, the phrase. . . "with any connecting traffic route designed to control vehicular speeds and flows rather than being a direct route for traffic between London Road and Preston Street, maintaining existing public rights of way . . ." might be read as implying there was an existing public right of way between London Road and Preston Street through SHREW027. This is of course not the case.