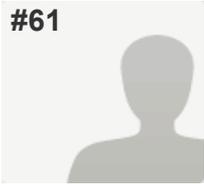


#61



COMPLETE

Collector: New Link (Web Link)
Started: Monday, April 28, 2014 7:20:52 AM
Last Modified: Monday, April 28, 2014 8:12:09 AM
Time Spent: 00:51:17
IP Address: 87.112.104.175

PAGE 1

Q1: Your details:

Name: R Bennett
 Address:
 Email:
 Telephone:

Q2: Are you acting on behalf of anyone? Yes

PAGE 2

Q3: Who are you acting on behalf of:

Name: Mr Derek Jones (Trefonen) and Mssrs CR and GM Woollam (Park Hall)
 Address:
 Email:
 Telephone:

PAGE 3: Representation details

Q4: Please give the policy/paragraph/policies map details for your first representation relates to: Oswestry Area Inset Map - Trefonen Area

Q5: Is your representation in support or objection? Object

Q6: In respect of your representation on the policy, paragraph or section of the policies map do you consider that the SAMdev is: See guidance notes sections 1 and 2 for the meanings of 'legally compliant' and 'sound'.

Legally compliant Yes
 Sound No

Q7: If your representation considers the SAMDev plan is not sound, please say whether this is because it is: (tick as many as apply) Not positively prepared, Not justified, Not effective, Not consistent with the National Planning Policy Framework

Q8: 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.

The Sam Dev Document makes no provision for housing in Trefonen. This is a major village which will inevitably require some housing in the medium to long term. This lack of housing provision is not based on evidence but simply in response to local representation. It is unrealistic to think that a major settlement that has developed in recent years will not need to continue some expansion (at whatever rate) in the future.

The Document will be ineffective because inevitably there will at some time be a requirement to provide some housing in the village and granting permission will be contrary to the Council's adopted LDF. This will undermine the credibility of the Council's Planning Strategy for years to come.

No provision has been made for the supply of self build plots as required in the National Planning Policy Framework.

SAMdev consultation 2014

Q9: 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.

Some land should be allocated for housing in Trefonen to ensure that the need for housing is met in the short, and medium to long term. Provision should also be made for self build land in this area. There is land in the Little London lane area which could help meet the demand, This land is close to the centre of the village, it is sustainable, it is safe and development will have no adverse impact on surrounding residents.

Q10: Do you wish to make another representation? Yes

PAGE 4: Representation details 2

Q11: Please give the policy/paragraph/policies map details for your first representation relates to: Inset Map for Oswestry - Park Hall Area

Q12: Is your representation in support or objection? Object

Q13: In respect of your representation on the policy, paragraph or section of the policies map do you consider that the SAMdev is: See guidance notes sections 1 and 2 for the meanings of 'legally compliant' and 'sound'.

Legally compliant Yes

Sound No

Q14: If your representation considers the SAMDev plan is not sound, please say whether this is because it is: (tick as many as apply) Not justified, Not effective,
Not consistent with the National Planning Policy Framework

Q15: 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.

The Sam Dev Document makes only very limited provision for housing in Park Hall and only appears to support a site which has had planning permission for many, many years and has not been developed. The Council has no evidence that the site is deliverable as required by the National Planning Policy Framework.

The Council appears to have no real evidence as to the need or demand for housing in this area and has made no provision for the young people and families who have grown up here and wish to remain.

Park Hall is a popular and very sustainable location and the Document will be completely ineffective if it is not able to deliver a level of housing beyond that proposed.

The land allocation in Park Hall has ignored a significant brown field site (The Piggeries) that lends itself to development with housing. If The Piggeries is developed it will ensure a modest level of housing provision in a very sustainable location and at the same time improve the amenity of local residents by removing commercial activity with real potential for conflict.

Q16: 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.

The amount of land allocated for housing in Park Hall should be increased significantly to meet the need and local demand for housing and The Piggeries site should be included so that the housing is located in a sustainable position that will also improve the amenity of people living nearby.

Q17: Do you wish to make another representation? No

PAGE 5: Representation details 3

Q18: Please give the policy/paragraph/policies map details for your first representation relates to: Respondent skipped this question

Q19: Is your representation in support or objection? Respondent skipped this question

SAMdev consultation 2014

Q20: In respect of your representation on the policy, paragraph or section of the policies map do you consider that the SAMdev is: See guidance notes sections 1 and 2 for the meanings of 'legally compliant' and 'sound'.

Respondent skipped this question

Q21: If your representation considers the SAMDev plan is not sound, please say whether this is because it is: (tick as many as apply)

Respondent skipped this question

Q22: 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.

Respondent skipped this question

Q23: 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.

Respondent skipped this question

PAGE 6: Finally...

Q24: 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

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Q25: If you wish to attend the examination please explain why you think this is necessary.

This representation form does not allow detailed explanations and reasons for the objections to be expanded upon. Attendance at the Examination will enable me to expand upon my case and to question the Plan Makers.

Q26: Do you wish to be notified of any of the following: (we will contact you using the details you have provided)

When the SAMDev plan has been submitted for examination	Yes
When the Inspector's report is published	Yes
When the SAMDev plan is adopted	Yes