



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: RF	Davies
Organisation (if applicable):	RF Davies Architectural Services
Address:	Riverside Barn Coed-y-Go Oswestry SY10 9AF
Email:	rfdaviesarchitectural@hotmail.com
Telephone: 01691	662813

If you are acting as an Agent, please use the following box to tell us who you are acting for:

Name:	Mr M Richardson & Partners
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:

Weston Rhyn plot WRN010

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 type="checkbox"/>
Sound	Yes	<input type="checkbox"/>	No	<input 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	
Justified	
Effective /	
Consistent with National Policy	/

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).

1. Only part of plot WRN010 originally promoted has been included in preferred option draft
 2. The site meets all the requirements of the NPPF in terms of 5 year land supply and the 3 core elements for sustainability 1e economic, social and environmental
 3. The SANDev assessment for the land was positive, there are no site infrastructure or environmental constraints.
 4. The site is deliverable, the owners control the access and are willing to sell having been in discussions with developers.
 5. If only the land immediately south of Aspen Grange is developed it will leave a small area of agricultural land marooned by development. In this case the land will have little agricultural usefulness or value.
 6. The other preferred option WRN016 at Rhosweil for 20 units does not meet any of the requirements of the NPPF.
- It is remote from all the village services being well outside reasonable walking distance.
7. The Rhosweil land has many infrastructure problems with contamination, previous land fill tipping, coal mining and public sewer easements. The cost of remediation will be considerable which poses questions as to the deliverability of the site.
 8. The preferred option of 20 units would be better served as part of the WRN010 site.

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 Whole of the site WRN010 should be included for development as it meets the NPPF and is the most logical way for the village of Weston Rhyn to expand.

Development of this land gives the opportunity of easy access to the recreation ground for the wider community. This will not happen if the whole of the site is not developed.

Development of the land is deliverable.

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.

Yes

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:

So that all the issues can be discussed

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

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.