



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:	
Organisation (if applicable):	First City Limited
Address:	19 Waterloo Road, Wolverhampton, WV1 4DY
Email:	Chontell@firstcity.co.uk
Telephone:	01902 710 999

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

Name:	Shrewsbury South Consortium
Organisation (if applicable):	c/o First City Limited
Address:	19 Waterloo Road, Wolverhampton, WV1 4DY
Email:	firstcity@firstcity.co.uk
Telephone:	01902 710 999

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:

S16: Shrewsbury Area

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

Object **Yes** **No**

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** **No**
Sound **Yes** **No**

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 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 submit representation to the Site Allocation and Management of Development (SAMDEV Plan) Pre-submission Draft (Final Plan) 17th March 2014 in support of policy S16:Shrewsbury Area.

We support the continued presence of the Shrewsbury South Sustainable Urban Extension (SUE) within the SAMDEV as an allocated site as stated in S16.1.5.

S16.1.5 identifies development of the SUE's will be supported providing that the development delivers the scale and type of development set out in policy C2 and has regard to the broad arrangement of land uses indicated on the SUE land use plans and the development accords with the principles of the adopted SUE Masterplan. It is important that the SAMDEV policies and proposal maps are in accordance with the adopted Core Strategy in order to ensure the SAMDEV is

sound and legally compliant.

We consider the wording on plan S16.1.1 should be amended to accurately reflect the masterplan. The land identified as “mixed use” on plan S16.1.1 is identified as ‘Oteley South in the Master Plan with a description of “primarily residential within potential for other mixed uses” page 44. The key to plan S16.1.1 should be amended as such.

We consider this an appropriate approach to policy for Shrewsbury South SUE however the policy needs to be flexible enough to allow for future changes that may arise through future planning applications for the site as applications come through in phases and for the policy to allow the SUE some flexibility to enable the development to respond to market demand.

In order to ensure the development of the SUE is not unduly restricted by market demands we consider the policy should allow for the greatest amount of flexibility and this should be indicated on plan S16.1.1: Shrewsbury South SUE Land Use Plan. We consider the local centre/housing land use area should be extended north of the area of the site with that existing designation to ensure the site and policy is flexible to enable future development.

The proposed change of land use would allow for this area to be used for both housing and local centre uses to meet the needs of Shrewsbury at the various phases of the development of the SUE.

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)

We consider the wording of policy S16: Shrewsbury Area should be amended as follows (additional comments in red underline):

Schedule 16.1b: Allocated Employment Sites

Allocated site	Development Guidelines	Provision
Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127 – parts)	Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.1) and adopted masterplan. Development to include provision of a new strategic employment site south and east of the Football Stadium (22 ha.) and Phase 3 of Shrewsbury Business Park off Thieves Lane (4ha.). The strategic employment site has the potential to accommodate a range of types of <u>employment generating uses in response to market demand. Including business uses,</u>	26

*community services and facilities and tourism,
retail and leisure uses.*

Figure S16.1.1: Shrewsbury South SUE Land Use Plan

Key

-  Housing
-  Employment Land
-  Garden Centre
-  Local Centre
-  Local Centre / Housing
-  Mixed Use *Residential (with potential for other mixed uses).*
-  Open Space

The red line on the plan below indicates where the boundary line for the proposed land uses should be located in accordance with the adopted Masterplan (page 41).

Please see attached document.

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:

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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.