



15th July 2014
Our Ref: 1075/5165

Shropshire Council
Planning Policy
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

Dear Sirs,

**Site Allocations and Management of Development (SAMDev) Plan and Strategic Housing
Land Availability Assessment (SHLAA)**

I refer to the recent consultation on the above documents.

Brooke Smith Planning, on behalf of its client Guy Orchard, submitted representations to the SAMDev Draft Policy Consultation in March 2013. For information these are attached as Appendix A of this letter. These representation included a stand-alone SHLAA submission in relation to land at Nash Farm, Milson (attached as Appendix B). At the time officers advised that the SHLAA submission would be added to the relevant database for consideration in the next SHLAA update.

Following our submissions in March 2013, receipt of which was acknowledged in an email from Andrew Williamson 14th March 2013, we had expected to have been included on the consultation database for the next stage of the SAMDev document. However, it has just come to our attention that the consultation period has already been run for the next stage of the SAMDev, with no notification from Shropshire Council, by either email or letter, being received by us.

From a review of the 2014 SHLAA document it would also appear that our client's site at Nash Farm, Milson has not be considered in the SHLAA, as it is not listed in any of the Appendices of the 2014 document. We are unsure why the Nash Farm site was not added to the SHLAA database for consideration.



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Due to this lack of consultation we would be grateful if our representations could now be added to those submitted to the Inspector for the forthcoming examination.

As set out in Appendix A, it is requested that Milson be considered for inclusion in the site specific policies of the SAMDev. The village is considered to be an appropriate area for a Community Cluster and the provision of additional housing. Additionally, it is considered that the Nash Farm site, located in the existing village of Milson, would be an appropriate location for additional housing in the Cleobury Mortimer area. The Site is being put forward for either market housing or affordable / local housing need provision.

I looking forward to hearing from you with regards to the above.

Yours faithfully,


Andrea Caplan, BA (Hons), MSc, MRTPI
Associate Director
ac@brookesmithplanning.com

Appendix A – SAMDev Reps of March 2013

Representations to Site Allocations and Management of Development (SAMDev) Plan – Draft Development Management Policies Consultation Document

Submitted by:

Brooke Smith Planning (Contact Andrea Caplan)

The Cloisters

12 George Road

Birmingham

B15 1NP

Tel: 0121 6938900

On behalf of:

Mr. Guy Orchard

C/o Brooke Smith Planning

Introduction

Brooke Smith Planning Consultants Ltd, Town Planning and Development Consultants, have been instructed by Guy Orchard to prepare written representations to the current Draft Site Allocations and Management of Development (SAMDev) Plan. It is understood that, at this stage of the consultation process, Shropshire Council is not putting forward specific site allocations but instead are seeking comments on the general policies and site selection methodology.

However, as an owner of land within Shropshire, Mr Orchard wishes to comment on both the current SAMDev and make suggestions for site specific allocations for inclusion in the Council's Site Options document which is expected to be published in June / July 2013.

Comments on Policy MD1 – Scale and Distribution of Development

The drive to provide sufficient land for housing and employment, as set out in Policy MD1, is welcomed. In particular, the policy's recognition that the existing urban areas and key



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centres of Shropshire cannot provide sufficient housing to fulfil the Council's identified housing targets up to 2026, is seen as realistic.

Policy MD1 goes on to set out that 5,510 new dwellings will need to be delivered within the rural areas of the County, over and above existing committed and consented sites, up to 2026. These dwellings, as set out in Policy MD1, will be provided in designated Community Hubs and Community Cluster settlements which are to be identified in the forthcoming Site Options consultation.

However, it is noted that the previous SAMDev Preferred Options Draft document, published in February 2012, did suggest a number of Community Clusters. For the Cleobury Mortimer area these included:

- Hopton Wafers and Doddington;
- Neen Savage;
- Baveney Wood;
- Papermill;
- Stepple;
- Barbrook;
- Detton;
- Wall Town;
- Stonehouse;
- Oreton;
- Farlow and Hillhouses;
- Silvington;
- Bromdon and Loughton;
- Stottesdon;
- Chorley; and
- Bagginswood.

From a review of these proposed community clusters it appears that, while some of the identified places are villages with associated facilities such as primary schools, shops, pubs and bus serves, a great number are simply very small groupings of isolated rural houses (eg. Baveney Wood, Neen Savage, Stepple, Barbrook, Detton, Oreton, Silvington, Bromdon and Loughton and Bagginswood). Additionally, many of these proposed locations are some considerable distance from existing larger settlements offering the necessary community facilities. It is therefore recommended that these proposed clusters be reviewed.

In particular, alternative or additional clusters could be provided. It is proposed that Milson village would be a suitable location for inclusion as a cluster, more so than a number of those currently proposed.

Figure 1 – Milson



As shown in figure 1, Milson is a small village made up of individual houses, located predominately along Tenbury Road. There is also a residential complex, Rookery Barn Church Court, in the south of the village. Close to the core area of the village are also a number of farm houses and agricultural businesses.

The village is served by a Parish Church and shares a Village Hall with Neen Sollars. It is also only 5km from Cleobury Mortimer, which offers a wide range of local services and facilities.

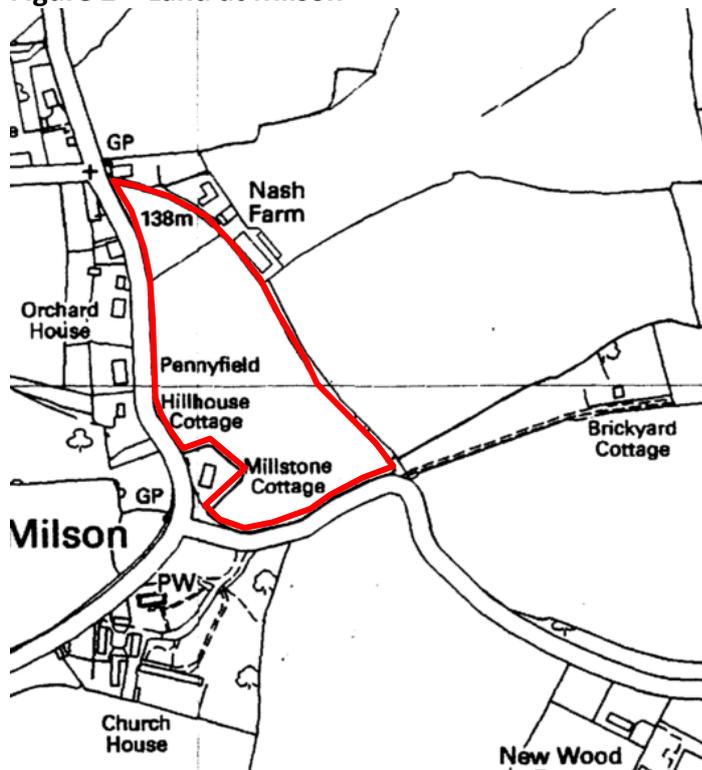
Additionally, Milson is served by two bus routes (no. 755 and 745) which provide school services to Cleobury Mortimer.

In conclusion, it is requested that Milson be considered for inclusion in the forthcoming site specific policies of the SAMDev. The village is considered to be an appropriate area for a Community Cluster and the provision of additional housing.

Comments on Policy MD3 – Managing Housing Development

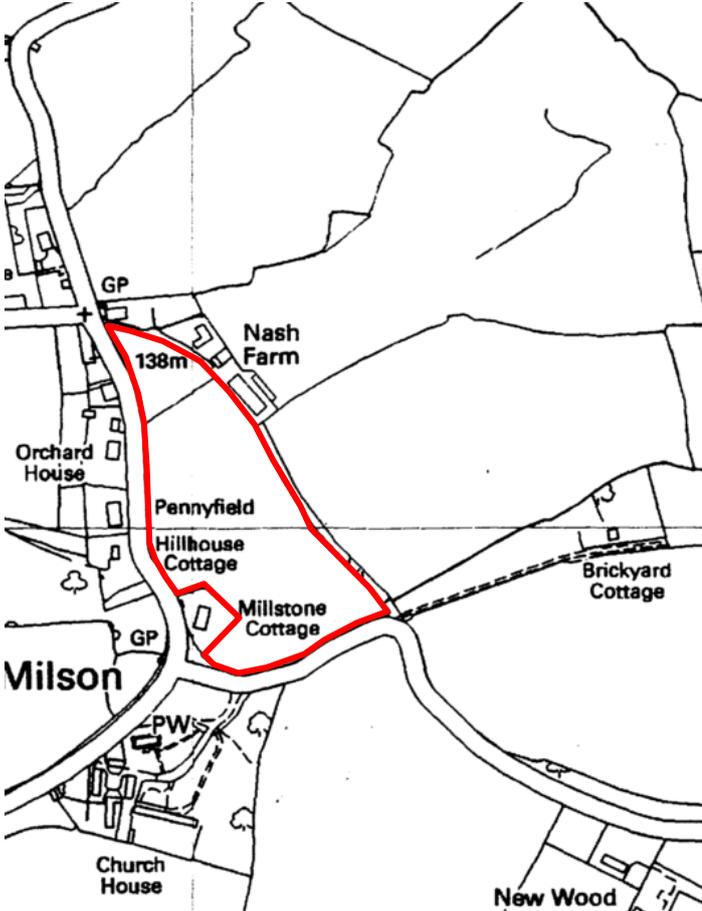
Policy MD3 sets out the requirement for future policies S1-18 to identify Community Clusters and specific new housing locations. It is understood that options for policies S1-18 will be consulted on in June / July 2013. At this stage it is requested that Milson be considered as a Community Cluster. Additionally, it is also requested that the land identified in figure 2 be considered as a housing location.

Figure 2 – Land at Milson



It is considered that this site, located in the existing village of Milson, would be an appropriate location for additional housing in the Cleobury Mortimer area. A Strategic Housing Land Availability Assessment (SHLAA) type assessment has been prepared and is submitted along with these comments. The Site is therefore being put forward for either market housing or affordable / local housing need provision.

Appendix B – SHLAA Submission March 2013

Information Required	Site Details
<p>1. What is the Address of the Site</p>	<p>Land at Nash Farm, Milson, Cleobury Mortimer, Shropshire</p> 
<p>2. What is the Size of the Site (in Hectares)</p>	<p>3.17 hectares</p>
<p>3. What is the estimated capacity of the site (net dwellings)</p>	<p>To be agreed with the local planning authority. Site is being put forward for either market housing or affordable / local housing need provision.</p>
<p>4. Is the site:</p> <ul style="list-style-type: none"> a. Previously developed – cleared b. Previously developed – vacant (not cleared) c. Previously developed – still in 	<p>Greenfield site</p>

use d. Greenfield	
5. What is the current use of the site? (if applicable)	Agricultural land
6. If the site is cleared, derelict or vacant what was its most recent use?	N/A
7. Are there any buildings on the site? If so, how many? Are they derelict, vacant or in use?	No buildings on site
8. What are the adjoining land uses?	Agricultural and countryside. There also a number of existing residential dwelling houses adjacent to the site.
9. What impact would these adjoining land uses have on the sites attractiveness / marketability for housing?	The site would represent an attractive and marketable housing location adjacent to the existing residential properties in Milson. As set out in the SAMDev Preferred Options Draft report (February 2012) there is an identified need for more affordable housing and a mix of open market housing types in the Cleobury Mortimer area.
10. Are there any known constraints to the development of the site which would: <ul style="list-style-type: none"> • Need to be addressed before the site could be developed, or • Which would impact on the residential capacity of the site. 	<ul style="list-style-type: none"> - The site is not within, or adjacent to, any land at risk of flooding. Site is in a Zone 1 flood risk area as identified by the Environment Agency. - The site does not fall within an Area of Outstanding Natural Beauty (AONB) or other national or locally designated area of landscape or biodiversity protection. - There are no listed buildings or scheduled ancient monuments within the site. Orchard Cottage, which faces the site on Tenbury Road is grade II listed. Additionally, the site is not located within a Conservation Area. - There are no electricity pylons running across the site. - With the exception of one sparse hedgerow which runs across the site, onsite trees and hedgerows are limited to the site's boundary. - In light of the above it is concluded that there are no site constraints which would impact on the residential capacity of the site.
11. Generally, what is your opinion of the housing market in the local area? Is it: <ul style="list-style-type: none"> • Strong • Average • Weak 	The need for affordable housing and local need housing is considered to be strong in the Cleobury Mortimer area.

<p>12. Does a house builder / developer have an interest in the site? If Yes what interest? (Owner / Option to Buy etc.)</p>	<p>No, the site is being promoted by its owner, Mr Guy Orchard.</p>
<p>13. Has the site owner indicated that they are prepared to sell the site for development?</p>	<p>Site is being promoted by its owner.</p>
<p>14. When would you envisage the site being delivered? (Best estimate). From 1st April 2013?</p> <ul style="list-style-type: none"> • within 5 years • 5 to 10 years • Beyond 10 years. 	<p>The site is available to come forward within the next 5 years.</p>
<p>15. Are you:</p> <ol style="list-style-type: none"> a. The site owner b. A developer c. A planning consultant d. A housing association e. Other (please state) 	<p>Planning Consultant</p>
<p>16. If you are a Planning Consultant / Agent who are you representing</p>	<p>Mr G Orchard</p>
<p>17. Your contact details:</p> <p>Name</p> <p>Address</p> <p>Telephone number</p> <p>email</p>	<p>Andrea Caplan Brooke Smith Planning Consultants Ltd. Unit 3, The Cloisters 12 George Road Edgbaston Birmingham B15 1NP</p> <p>0121 693-8900</p> <p>ac@brookesmithplanning.com</p>
<p>18. What is the name and address of the site owner?</p>	<p>Mr Guy Orchard C/o Brooke Smith Planning Consultants Ltd.</p>
<p>19. Is the site owner aware that the site has been submitted or inclusion within the SHLAA</p>	<p>Yes</p>