

Part B (see Note 1 and Note 8 para 4.2)

Please use a separate Part B form for each representation you wish to make

Name or Organisation (see Note 8 para 4.1)

One Property Group UK Ltd

1. To which part of the BDP does this representation relate?

Page: 34	Paragraph:	Policy: BDP55 and Table 3
Policies Map: Proposals map	Other document:	

If your representation does not relate to a specific part of the document, or it relates to a different document, for example the Sustainability Appraisal, please make this clear in your response.

2. Do you consider the BDP is legally compliant? (see Note 2)

Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
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3. Please give details of why you consider the BDP is not legally compliant. Please be as precise as possible. If you wish to support the legal compliance of the BDP, please also use this box to set out your comments. (Continue on a separate sheet /expand box if necessary)

4. Please set out what change(s) you consider necessary to make the BDP legally compliant, having regard to the issue(s) you have identified above. You will need to say why this change will make the BDP legally compliant. 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. (Continue on a separate sheet /expand box if necessary) (see Note 8 para 4.3)

5. Do you consider the BDP is sound? (see Note 3)

Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
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Do you consider the BDP is **unsound** because it is not:

(1) Justified (see Note 4)	<input checked="" type="checkbox"/>
(2) Effective (see Note 5)	<input checked="" type="checkbox"/>
(3) Consistent with national policy (see Note 6)	<input checked="" type="checkbox"/>
(4) Positively prepared (see Note 7)	<input checked="" type="checkbox"/>

6. Please give details of why you consider the BDP is unsound. Please be as precise as possible. If you wish to support the soundness of the BDP, please also use this box to set out your comments. (Continue on a separate sheet /expand box if necessary)

The former Polymer Latex site, Stoke Prior, should be identified as a residential development site rather than an employment area. See attached location plan. This is because this site was demonstrated to have no prospect of coming forward as an employment site and this was demonstrated by the supporting documentation which was submitted with the recent planning application for 157 dwellings within its housing land supply.

The retention of the employment designation on this land is contrary to national planning policy. The NPPF states at paragraph 22 that "planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose".

The site can however make a positive contribution to meeting housing needs in the District, as demonstrated by the recent resolution to grant permission for a residential led mixed-use redevelopment. Allocation of the site for residential/mixed-use purposes would reflect the existing Council resolution and render the plan Justified (based on the evidence submitted with the recent application), Effective (because it would result in an allocation capable of implementation), consistent with the NPPF (by removing the inappropriate employment allocation) and Positively prepared (by setting a future framework for the site capable of delivering new development).

7. Please set out what change(s) you consider necessary to make the BDP sound, having regard to the test you have identified at 6 above. You will need to say why this change will make the BDP 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. (Continue on a separate sheet /expand box if necessary) (see Note 8 para 4.3)

1. Amend proposals map to identify the former Polymer Latex site in Stoke Prior as a residential development site.
2. Include the former Polymer Latex site in table 3 under policy BDP5B: Other Development sites.

Development Sites	Map No	Area (ha)	Suitable Use	Potential Capacity	Received Permission
Former Polymer Latex Site, Stoke Prior	TBC	8.73 (total)	Housing	157	157 (resolution to grant)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change(s), as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.


After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

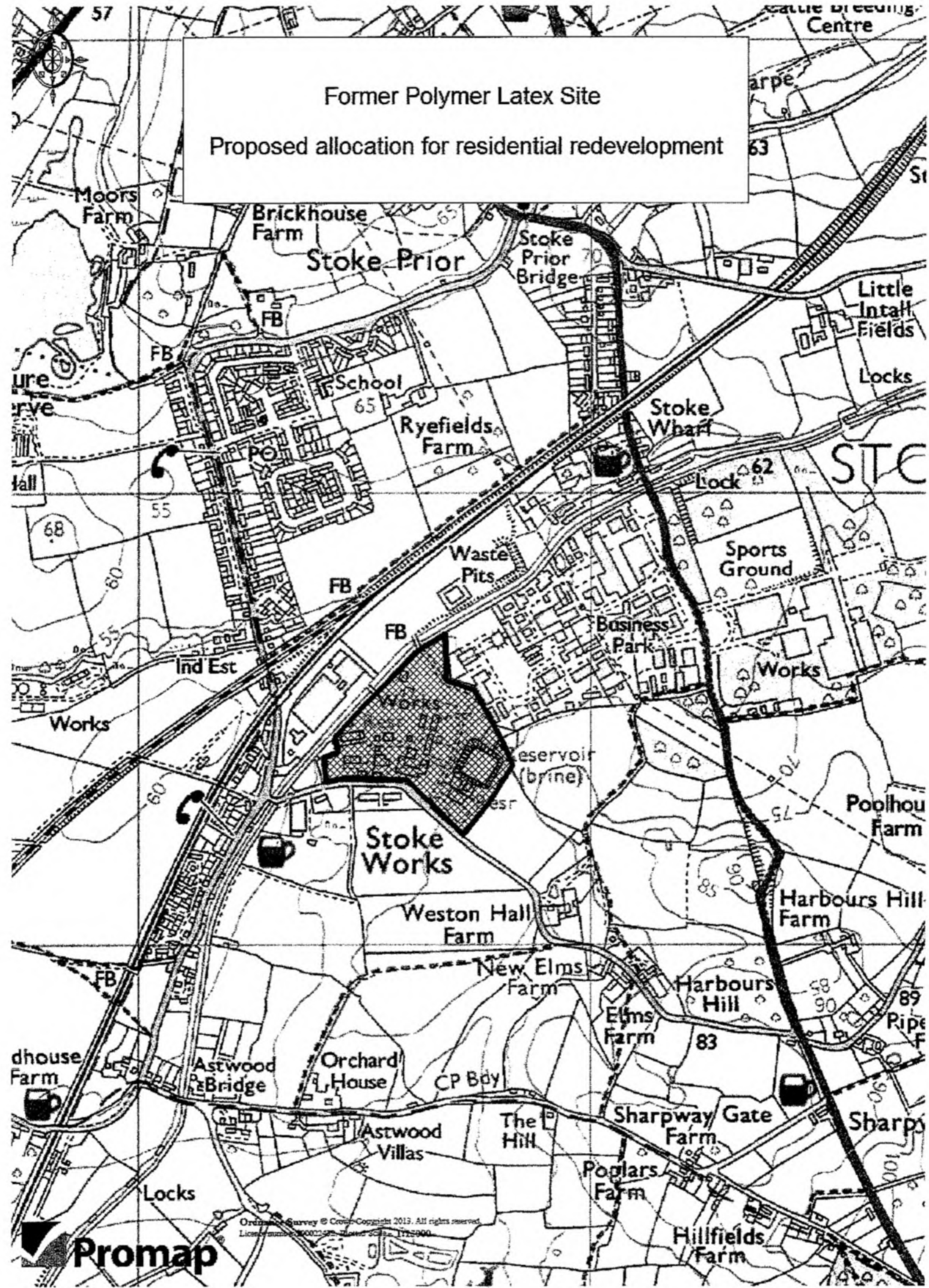
8. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination? **Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

No, I do not wish to participate at the oral examination	<input checked="" type="checkbox"/>
Yes, I wish to participate at the oral examination	<input type="checkbox"/>

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary. (Continue on a separate sheet /expand box if necessary)

N/A

Signature: 	Date: 08/11/2013
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Former Polymer Latex Site
Proposed allocation for residential redevelopment

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