

Shropshire Council:
Shropshire Local Plan

Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B: Representation

Name and Organisation:	Mr Stephen Carroll
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Q1. To which document does this representation relate?

- Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan

(Please tick one box)

Q2. To which part of the document does this representation relate?

Paragraph :	<input type="text" value="19.20"/>	Policy:	<input type="text" value="Nov 2018"/>	Site:	<input type="text" value="BNP035"/>	Policies Map:	<input type="text"/>
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Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- | | | |
|--|-------------------------------|---|
| A. Legally compliant | Yes: <input type="checkbox"/> | No: <input checked="" type="checkbox"/> |
| B. Sound | Yes: <input type="checkbox"/> | No: <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: <input type="checkbox"/> | No: <input type="checkbox"/> |

(Please tick as appropriate).

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

A

- When we bought the property in 2017 in All Saints Way legal searches were conducted to determine plans in the local area and the results did not flag any proposed developments. There is an issue of transparency between the local council and its responsibility to local residents.

B

- There is already in existence a defined edge to the village which borders the public footpath.
- Our property was purchased in 2017 with an indicative market value which took into account the open space behind the property. We are now set to lose thousands of pounds in the value of our property since the proposed development removes a public footpath behind the property, open space and farmland views.
- The site is arable farming land and does not represent respect for the protection of the countryside.
- All Saints Way was granted planning permission because it was previously a developed site for an equestrian centre and not a green field site.
- The access via Shrewsbury Road is not suitable for such a huge development. Simply putting a mini roundabout at the access point is insufficient for upwards of 80 houses (which include All Saints Way 25, Site BNP035 of 20, St James' way 35, notwithstanding any access to the proposed new development or a new medical centre).
- There are insufficient services available for the huge increase in housing. Problems which have not been given due attention: Places in the local schools are not always available to local children, insufficient availability of doctors, insufficient parking at the local SPAR, pressure on the roads and speeding on Shrewsbury Road.
- The significant increase in the number of children walking up and down Shrewsbury Road to school on the narrow pavements represents an increased danger of accidents.
- There are suitable infill sites around the village which would provide the same housing benefit without adding to the sprawl of the village. These should be considered first.

C

- The proposed site has been the public footpath and adjacent land that has constituted our recreation facility for many years. This public right of way, footpath and the adjacent common land has been the area where we have exercised and walked our dogs for many years. The proposed development would deprive a huge number of local people of the only viable area for recreation in the vicinity.
- All Saints Way residents paid a premium on their properties to live in a residential road which was to part of a rural village. The proposed development of BNP035 would render All Saints Way as simply part of a large housing estate.
- Our property will be exposed to the construction of houses at the foot of our garden, increased traffic into our road, several years of construction, noise and dust and the loss of the rural environment for which we paid a premium. Therefore we will be requiring compensation from Shropshire Council for the above.
- Shropshire Council can not conceive of allowing this development to go ahead without providing a suitable replacement for local community recreation. Without such locals would be forced to exercise and dog walk around local roads and housing developments only as there is no other option.

(Please continue on a separate sheet if necessary)

Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or 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.

There are suitable infill sites around the village which would provide the same housing benefit without adding to the sprawl of the village. These should be considered first.

This would allow the existing public footpath and bridleway to remain available to the public for exercise and leisure walking.

The ambiance of Baschurch as a rural village would remain. In consequence a more planned and conscious growth of the village could be envisaged which would include new residents wanting to invest in the area, inward investment in services, all achieved in a more planned way without causing existing residents to wish to leave the area.

(Please continue on a separate sheet if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature
:

[Signature box]

Date:

01.02.2021