

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:

STUART HUGHES

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:

Policy:

16.2

Site:

Policies
Map:

Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:
- C. Compliant with the Duty to Co-operate Yes: No:

(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.

I am concerned about the significant level of housebuilding that has recently taken place in Cross Houses. Whilst the Local Plan currently does not allocate any significant new housing settlements to Cross Houses it none the less still defines it as a Community Hub, thus allowing the possibility of future development in the next few years when a 'refresh' to the Local Plan takes place.

I want Cross Houses to remain as Open Countryside and not be designated a Community Hub so ensuring that no significant housing development will be allowed to take place for the life span of this Local Plan.

The residents of Cross Houses have had to put up with large housebuilding sites for several years with all the problems this entails such as increased traffic, particularly construction traffic noise and housing being built on previously arable countryside. I believe that the majority of residents in Cross Houses do not want any more large scale development of their village.

A full scale needs survey needs to be undertaken of our village so that the community can understand just exactly what it is that the village wants. Until this is done I am not sure how Shropshire Council Planning Department can understand what is right for our village. Recently the Parish Council sent out a Community Led Plan questionnaire. Nowhere on this consultation document did it state that Cross Houses is still classified as Open Countryside and it did not ask a fundamental question of the recipients as to whether they would prefer to remain Open Countryside and hence have the option of not having to accept any further large scale developments. Not only this neither did this questionnaire ask a more basic question of whether or not residents wanted any more housing in their village.

I would ask that the Inspector at the Public Inquiry specifically looks into this issue and asks the Parish Council why they chose not to inform the community of this fact and why specific questions regarding housing were omitted from this survey.

There were 2 parish councillors on the working group that developed this plan and I am concerned that the Parish Council are already taking as read that this Community Hub is a given – they should not be taking this opinion. Moving onto the way in which Cross Houses has been selected for Community Hub status I would make the following points. The proposed Hub status is based on a points system and there are several areas of contention in the scoring of services, facilities and employment for Cross Houses.

1. Cross Houses had points awarded for having a Library - in the context of the scoring system, called the Hierarchy of Settlements Assessment Document, library refers to a static permanent fixture as are all other facilities mentioned.
A mobile library which visits twice a month for 25 minutes each time does not constitute having a library which people could, if required, visit daily for leisure or research purposes. A static library is not mentioned in the Hierarchy of Settlements Assessment Document and appears to have been added specifically to qualify.
2. Children's Playground – single provision only not multiple as stated
3. Amenity Green Space – single provision only not multiple as stated
4. Outdoor sports facility – which I presume is a playing field – which is not owned by the Parish and which is just really a field and which has over the last 3 months November 2020 – January 2021 been regularly flooded.

I would request that the Inspector at the forthcoming Public Inquiry comes and inspects these facilities to determine if this points scoring assessment by Shropshire Council is appropriate. Should it be found that a deduction of points is required to be made I believe that Cross Houses would then remain as Open Countryside status which I assume will last for at least 20 years and will mean that no further large scale housing developments will occur within or around the village.

(Please continue on a separate sheet if necessary)

Office Use Only	Part A Reference:
	Part B Reference:

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.

(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:

Date:

28/01/21

Office Use Only	Part A Reference:
	Part B Reference: