

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:	Christopher Baldwin
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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: Policy: 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 believe that the needs of Cressage and it's residents for the foreseeable future could only be met if Cressage remains 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 nature of the scoring system used to propose Hub status for Cressage seems to be very unsound.

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 view. This has led to confusion and uncertainty for many residents. The Parish Council has misrepresented the Village views throughout.

It feels throughout this whole process that the people of Cressage have not been listened to. I would ask that the Inspector at the Public Inquiry specifically looks into this issue.

I ask the Inspector to evaluate how and if, Shropshire council evaluated and processed the previous consultation responses. Local reports told of staff shortages within Shropshire

Council due to the Covid-19 outbreak and many feel this consultation process was unable to happen thoroughly or fairly. How can 300+ responses to previous rounds of consultation be ignored?

Shropshire Council will face a legal challenge over its new local plan if it does not take into account how Covid 19 restrictions have impacted people's ability to have their say. Having not paused this process due to Covid19 and the number of cases still to be heard in the courts, this case may not come up for a few months with the outcome being that the local authority must re-run the entire regulation 19 process again.

There are four 'Gunning principles' for public consultations, including the stipulation that "there is adequate time for consideration and response". The consultation has not taken into account the restrictions on public involvement because of Covid19 restrictions and it is therefore against government guidelines. One of the stated consultations means for

people without internet access is through public libraries. Much Wenlock library is now closed, as are all libraries throughout Shropshire, resulting in those without internet access not being able to participate in the consultation process. The demographics of Shropshire on the 2011 census states that 24 per cent of the population (76,030 persons) in the county is over 65 and they are more likely to rely on libraries for internet access and are more likely to respond to consultations. As you can see, the consultation process has not been sound.

The way in which Cressage has been selected for Community Hub status is incorrect. 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 Cressage.

Cressage Parish Council (PC) along with Councillor Clare Wild held a public meeting on January 8th 2019. This was attended by over 80 people who all felt strongly against the classification of Cressage becoming a Hub. As well as this, over 300 Cressage residents responded to Shropshire Council opposing becoming a Community hub.

The scoring system that determined Cressage as a hub is incorrect, unfair and unjust. Cressage receives the same points for a mobile library as a fixed one, we also get 3 points for a "Place of Worship" which is closed.

Cressage is awarded 3 points for having a Chemist/Pharmacy yet we only have a Dispensing Surgery.

All villages designated as Hubs have been awarded the same points for having a "Public Transport Link" as well as having a "Peak Time Regular Service". However there is a complete lack of differentiation between Cressage and major towns like Shrewsbury.

(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.

Office Use Only	Part A Reference:
	Part B Reference:

I 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 Cressage would 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 over this period of time.

The CPRE (the countryside charity) also agree the local plan is unsound because The Draft Plan's targets are too high and its plans for growth are not sustainable, particularly in view of the declared climate emergency. The charity also agrees the process is undemocratic and it still won't get enough affordable housing built.

(Please continue on a separate sheet if necessary)

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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)

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Signature:

Date: 07/02/2021

Office Use Only

Part A Reference:

Part B Reference:

Representation Form

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Part B: Representation

Name and Organisation:	Christopher Baldwin
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Q1. To which document does this representation relate?

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- 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"/>	Policy:	S13.2	Site:	<input type="text"/>	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.

Re the Consultation process:

There is a common law duty to take the results of a consultation 'Conscientiously into account', something which I believe has not been done by Shropshire Council. In fact it is quite the opposite with the majority of residents in Cressage in opposition to any more large scale development of the village. In 2019, over 300 residents from Cressage responded to Shropshire Council asking not to be classed as a Community hub. In 2020, over 250 residents from Cressage and Cross Houses responded asking to remain Open Countryside.

From 'appendix B.13 Much Wenlock Place Plan Area Consultation Response Summary:'

A.11. Question 32 (d) Question 32 (d) asked respondents if they agreed with the preferred housing allocation CES005 in Cressage. Of the unique respondents that completed this question: • 5%

agreed with preferred housing allocation CES005; • 83% did not agreed with preferred housing allocation CES005; and • 12% responded don't know/ no opinion on preferred housing allocation CES005.

The vast majority of respondents are against the proposed housing allocation as set out in the Plan, which is dependent upon Cressage being given Community Hub status.

(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.

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I believe the Pre-submission Draft is unsound and not fully legally compliant having failed in it's legal duty to take the results of a consultation 'conscientiously into account' and I ask the Independent Inspector to accept this this duty has not been sound or legally compliant and reject the proposed Housing allocation CES005 for Cressage for the lifetime of the Plan.

(Please continue on a separate sheet if necessary)

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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:

Office Use Only	Part A Reference:
	Part B Reference:

(Please continue on a separate sheet if necessary)

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Signature:

Date: 18/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

Representation Form

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Part B: Representation

Name and Organisation:	Christopher Baldwin
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Q1. To which document does this representation relate?

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

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(Please tick as appropriate).

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The council acknowledges that Road safety is a real problem – explanation 5.187 but then says:
This will be supported by improving pedestrian links through site CES006 and ensuring highway works at site CES005 adjoining the former Vicarage will provide a new residential area that meets the needs of the community and encourages through traffic to respect the amenity and safety of the residents of the village

This is patently ridiculous and defeats any claim to soundness— no road safety or traffic calming measures are being proposed of any description.

(Please continue on a separate sheet if necessary)

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I ask the Independent Inspector to accept that the admitted problems of Road safety in the pre-submission plan will be exacerbated by the proposed developments and that there are no proposals in place to address this risk and reject the proposal for Cressage to become a Community Hub for the lifetime of the Pre-Submission Draft.

(Please continue on a separate sheet if necessary)

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

(Please tick one box)

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Signature:

Date: 18/02/2021

Part A Reference:

Part B Reference:

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

Paragraph: Policy: Site: Policies Map:

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Re the Consultation process:

There is a common law duty to take the results of a consultation 'Conscientiously into account', something which I believe has not been done by Shropshire Council. In fact it is quite the opposite with the majority of residents in Cressage in opposition to any more large scale development of the village. In 2019, over 300 residents from Cressage responded to Shropshire Council asking not to be classed as a Community hub. In 2020, over 250 residents from Cressage and Cross Houses responded asking to remain Open Countryside.

From 'appendix B.13 Much Wenlock Place Plan Area Consultation Response Summary:'

A.10. Question 32 (c) Question 31 (c) asked respondents if they agreed with the proposed development boundary for Cressage. Of the unique respondents that completed this question: • 6% agreed

with the proposed development boundary for Cressage; • 82% did not agreed with the proposed development boundary for Cressage; and • 12% responded don't know/ no opinion to the proposed development boundary for Cressage.

I believe the results of the consultation should have been taken 'Conscientiously into account' and the proposed development boundary for Cressage should have been removed from the Pre-Submission Draft for the lifetime of the plan.

(Please continue on a separate sheet if necessary)

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I believe the Pre-submission Draft is unsound and not fully legally compliant having failed in it's legal duty to take the results of a consultation 'conscientiously into account' and I ask the Independent Inspector to accept this this duty has not been sound or legally compliant and reject the proposed Development Boundary for Cressage for the lifetime of the Plan.

(Please continue on a separate sheet if necessary)

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

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

Paragraph: Policy: Site: Policies Map:

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(Please tick as appropriate).

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I raised a query with Mr Brian Oakley about the actual status of Cressage as a Hub or not as I found the following in the Regulation 19: Pre-submission Draft.

5.184. Cressage is the only Community Hub in the Much Wenlock Place Plan Area and has changed its status from being a 'Countryside' settlement since 2015. Cressage has previously provided a small-scale exception site for affordable housing and this marks an important characteristic of the village as an 'inclusive' community that also accommodates gypsy and traveller needs. Cressage, as a Community Hub, will now bring some much-needed investment in key infrastructure and services along with new housing to improve the sustainability of the community.

Brian contacted Councillor Claire Wild who replied:

'Draft Policy S13 proposes to change the status of Cressage which is currently 'Countryside' and likely to remain so, until at least 2022. But, the Draft Local Plan has to present the new policy using the words the

Council would implement in future. Consequently, the Draft Local Plan has to say that Cressage "has changed its status from being a 'Countryside' settlement since 2015". But this cannot change the status of Cressage until the currently adopted SAMDev Plan, published in 2015, is replaced'.

I cannot believe this could be true. Ms Wild is saying the plan has to misrepresent the situation and claim the Cressage has changed its status from opencountryside since 2015.

To be accurate it could have said there is a proposal to change the status of Cressage to Hub status from 2022. It would be misleading to attribute this status to Cressage so far in advance of any local plan examination.

As worded the Plan is a major misrepresentation of the situation and would give any resident the clear message that Hub status had already been declared and thus deter any resident from challenging, or even questioning this position. To me this sounds both unsound and morally wrong. It is misleading to attribute this status to Cressage so far in advance of any local plan examination.

(Please continue on a separate sheet if necessary)

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I ask that the Independent inspector looks into the soundness of the claim made in the Regulation 19: pre-Submission Draft quoted above and the response from the local councillor – I believe that the legal Common Law duty to take the results of the consultation 'conscientiously into account' has been seriously compromised by the wording of the plan as quoted in Q4 above – residents have been seriously discouraged from challenging the proposed 'Hub' status for Cressage due to the clear statement that Hub status had already been granted 'since 2015' – this issue alone should, I believe, lead to the Hub status proposal being rejected by the Independent inspector for the life of this draft Shropshire Local Plan.

(Please continue on a separate sheet if necessary)

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

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	Part B Reference:

(Please tick one box)

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

Paragraph:	<input type="text"/>	Policy:	S13.2	Site:	<input type="text"/>	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"/> |

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Re the Consultation process:

There is a common law duty to take the results of a consultation 'Conscientiously into account', something which I believe has not been done by Shropshire Council. In fact it is quite the opposite with the majority of residents in Cressage in opposition to any more large scale development of the village. In 2019, over 300 residents from Cressage responded to Shropshire Council asking not to be classed as a Community hub. In 2020, over 250 residents from Cressage and Cross Houses responded asking to remain Open Countryside.

From 'appendix B.13 Much Wenlock Place Plan Area Consultation Response Summary:'

A.8. Question 32 (a) Question 32 (a) sought views on whether respondents agreed with the identification of Cressage as a Community Hub. Of the unique respondents that completed this

question: • 5% agreed with the identification of Cressage as a Community Hub; • 82% did not agree with the identification of Cressage as a Community Hub; and • 12% responded don't know/ no opinion on the identification of Cressage as a Community Hub

A summary of the reasons given were:

4.3. Question 32 (a) Question 32 (a) sought views on whether respondents agreed with the identification of Cressage as a Community Hub. The majority of respondents disagreed with the proposed designation of Cressage and made the following comments: • The majority of responses in objection, criticised the functional scoring for Cressage in the Settlement Hierarchy document for being too high. In particular, respondents commented that a dispensary should not be considered a pharmacy; the convenience shop is due to close; there is no post office or pub; the church and library run a limited service that is not comparable with equal-scoring services in Bayston Hill. • Other respondents considered the existing facilities inadequate to support additional development. • Concerns were also raised that new development would exacerbate traffic on the A458. • One respondent commented that new development would detract from the character of the village. In contrast, one respondent representing a primary school considered Cressage's amenities adequate for additional development but commented that the primary school would need additional funding to accommodate growth. A number of respondents were conflicted by this question, they see Cressage's designation as the only way of securing a development boundary and an element of control against speculative development; however, disagree with the development principles for a Community hub.

The residents have been consulted on Community Hub status and have overwhelmingly rejected the proposal – only 5% in favour and 82% against with 12% don't know.

(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.

I believe the Pre-submission Draft is unsound and not fully legally compliant having failed in it's legal duty to take the results of a consultation 'conscientiously into account' and I ask the Independent Inspector to accept this failure and reject the proposal for Cressage to become a Community Hub for the lifetime of the Pre-Submission Draft.

(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.

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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: 18/02/2021

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