

## 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:	Karin Harfmann
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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:	13.2	Site:	Click or tap here to enter text.	Policies Map:	
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#### 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.

There is a common law duty to take the results of a consultation "conscientiously into account" and I believe this has not been done with the Preferred Sites Consultation for the Shropshire Council - Local Plan review from 2019.

Out of 359 respondents:

- 82% did not agree with the identification of Cressage as a Community Hub
- 84% disagreed with the preferred housing guideline for Cressage
- 82% did not agree with the proposed development boundary for Cressage
- 83% did not agree with preferred housing allocation CES005



I cannot see any evidence that any of these concerns were addressed in the draft plan or have been conscientiously taken into account.

These figures are quoted from the response summary dated 30th May 2019 and can be found at <https://shropshire.gov.uk/media/12789/appendix-b13-much-wenlock-place-plan-area-consultation-response-summary.pdf>.

(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 would like the council to engage with the villagers and address and conscientiously take into account the concerns regarding the following points in the draft plan:

- the proposed Community Hub status
- the housing guideline for Cressage
- the development boundaries
- the proposals for site CES005

I would also like the council to clearly communicate and document the steps they are taking to take our views into account.

(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:**

Office Use Only	Part A Reference:
	Part B Reference:

(Please continue on a separate sheet if necessary)

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Signature:

Date:

25/2/21

Office Use Only	Part A Reference:
	Part B Reference:



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- (Please tick one box)

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Paragraph:  Policy:  Site:  Policies Map:

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- C. Compliant with the Duty to Co-operate Yes:  No:

(Please tick as appropriate).

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Cressage is identified as a Community Hub in the plan - this is not true, Cressage still has open Countryside status.

These are quotes from the draft plan:

Page 240: 'Cressage has been identified as a Community Hub'

Page 243, Explanation 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'

These statements are clearly untrue. Our local councillor Claire Wild confirmed in an email to Brian Oakley on the 15th of February 2021 that Cressage is still classified as open Countryside and has not changed its status to Community Hub.

(Please continue on a separate sheet if necessary)



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The statements describing Cressage as an existing Community Hub should be removed from the plan as they are misleading.

(Please continue on a separate sheet if necessary)

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Signature:

[Redacted Signature]

Date:

21/8/21

Office Use Only

Part A Reference:

Part B Reference:



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

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="13.2"/>	Site:	<input type="text" value="CES005"/>	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).

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<p>Traffic issues along the A458 in the village of Cressage have not been adequately considered or addressed and the villagers concerns have not been taken into account.</p> <p>The main entrance to Site CES005 is on the A458 and directly opposite the cottage where I live. We have no foot path or verge and the road is so narrow at this point that two large lorries cannot pass each other. Every time I go in or out of my property, I have to step out into this particularly dangerous part of the A458. Many drivers do not keep to the speed limit of 30mph. I am concerned that increased traffic during construction and later from the new residents will make access to my property even more dangerous.</p> <p>Traffic safety issues were raised repeatedly by residents in the Preferred Site Consultation (<a href="https://shropshire.gov.uk/media/12789/appendix-b13-much-wenlock-place-plan-area-consultation-response-summary.pdf">https://shropshire.gov.uk/media/12789/appendix-b13-much-wenlock-place-plan-area-consultation-response-summary.pdf</a>)</p> <p>This is also acknowledged in the draft plan:</p>
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'The A458 through Cressage is key to its continuing function but a lack of regard for the speed restrictions and highway infrastructure to ensure the safety of all road users, has a significant, adverse impact on its residents.' (Policy 13, Explanation 5.187, page 243)

The solutions suggested include 'improved pedestrian links' – which are much appreciated but need to be more specific and include existing properties in the village, not just the new development.

The draft plan goes on to suggest that a new development would 'change the perception of the village' and 'encourage(s) through traffic to respect the amenity and safety of the residents of the village'. I do not understand how building more houses would lead to people all of a sudden respecting the speed limit??? It is clear that you are entering a village when driving into Cressage at present and many drivers do not respect our safety by driving too fast, I do not understand how by simply building more houses this would change.

All quotes in the previous paragraph are taken from Explanation 5.187 on page 243 of the draft plan.

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The traffic safety should be properly addressed, especially for the residents on Harley Road opposite proposed site CES005.

Plans for foot paths and effective traffic calming measures should be spelled out in the draft plan. I would like the council to consider re-routing the A458 to bypass the village.

(Please continue on a separate sheet if necessary)

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(Please tick one box)

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