

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:	Roland Bream
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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:	S13	Policy:		Site:		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: <input type="checkbox"/> | No: <input checked="" type="checkbox"/> |
| B. Sound | Yes: <input type="checkbox"/> | No: <input 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.

<p>Legal Compliance</p> <p>The LPR has ignored the legal status and policies of the Much Wenlock Neighbourhood Plan in particular its recommendation that new homes should be limited in number and designed to meet local needs with the development being undertaken on a series of smaller sites within the town.</p> <p>The Council as a risk management authority has ignored its legal duties towards the National Flood Risk Strategy as well as its own policies to avoid development on land that floods.</p> <p>Evidence</p> <p>Much Wenlock Neighbourhood Plan 2006-2026 Localism Act 2011 Neighbourhood Planning (General) Regulations 2012 Flood and water Management Act 2021</p>

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.

What should be done

The preferred site should be rejected as it is liable to flooding

Sites should be approved only after full consultation with the local community through a review of the Neighbourhood Plan.

The number of homes and the type approved should be determined by local need.

(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:

18/02/21

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Soundness

The Draft Shropshire Plan is not sound as the lower part of the preferred site is subject to frequent flooding which on occasions (6 times in the last 12 months) has flooded gardens outbuildings of adjacent properties. In February 2020 the floodwater entered 2 homes at the bottom of Hunters Gate causing extensive damage. The flooding has become worse and more frequent in recent years. The development of the nearby Callaughton Ash site and the rate of climate change may each have had an influence on the extent and frequency of flooding. Until the flooding problem has been resolved no new housing should be permitted on the site or on nearby sites.

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What should be done

The development of the preferred site should be rejected.

A study should be undertaken of the flood risks across the whole town and catchment area.

Optimum strategies and locations for development in the short ,medium and long term should then be agreed in consultation with the community through a review of the Neighbourhood Plan.

(Please continue on a separate sheet if necessary)

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Signature:

[Redacted Signature]

Date:

18/02/21