

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:	John Davies
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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"/>	Policy:	<input checked="" type="checkbox"/>	Site:	<input checked="" type="checkbox"/>	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 checked="" 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.

I make representations on the following Grounds:-

My representations are in respect of proposals for Much Wenlock

1. Lack of consultation

There has been a complete lack of consultation with local people, the local council and other local organisations. The only people consulted are persons with financial interests in respect of potential development sites. That is land owner(s) and potential developer(s).

2. Much Wenlock Neighbourhood Plan 2013/2026

This plan has been blatantly ignored. Much time and effort was spent in formulating this plan but the present development proposals are in complete contradiction to this still current agreed plan.

3. Drainage

Being in a flat area surrounded by extensive higher land Much Wenlock has a long history of flooding including flooding of the main street and adjoining premises, Overflowing of the sewerage works with untreated effluent being discharged into the stream running down to the River Severn at Buildwas. Two flood mitigation schemes involving storage ponds have been completed in recent years but flooding still occurs in

(Please continue on a separate sheet if necessary)

In the main street with dwellings having to be protected by door boards. The proposed site for developing up to 120 dwellings is immediately adjacent to the Hunters Gate estate completed about 12 years ago. The lower end of this estate has suffered serious flooding on several occasions. Any future development should have the precondition that this problem has been resolved. There is minimal local trust that a scheme based upon an additional 120 dwellings will result in both estates being successfully drained.

The additional developed area plus existing flooding problems within the town must be fully considered taking account of future global climate change and the capacity of the local sewerage works. No substantial development should be permitted until a fully detailed report is made in respect of this problem

Traffic

By the mid 1990's the county council had already designated a route for a future A458 Much Wenlock By-pass and the subsequent general increase in traffic plus the more recent building of a considerable number of local dwellings has intensified that need for this. At peak times there is severe congestion at the junctions of the A458 and A4169 roads by the Gaskell Arms Hotel. At these times of day many motorists use narrow town centre roads to bypass these delays causing congestion in the historic centre of the town. The proposed building of 1,000 dwellings on the Buildwas power station site will greatly increase this problem because most, if not all, traffic wishing to approach or leave that site from, or to, a southerly or westerly destination will use the A4169 road through Much Wenlock. The 200 proposed dwellings proposed for Much Wenlock will increase this problem. No plan for Much Wenlock can be complete until it addresses this traffic problem.

Housing

It is a pious hope that local employment can be increased for the occupiers of 200 extra homes. The majority of working residents in Much Wenlock have to commute elsewhere for employment. Much Wenlock is becoming a commuter/retirement location and the character of this historic town is suffering because of this. Await the 2021 census results that will confirm this!

Locally based younger people need small numbers of dwellings provided specifically for their needs.

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.

The document requires a complete revision after full and proper local consultation.

(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.

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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:

22/02/2021

Use Only

Part A Reference: