



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:	COLIN RIGBY
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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: 

Hierarchy of Settlements 2020 Para 5.41
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 Policy: 

SP 2.2 and SP 2.3 Community Hubs
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 Site: 

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 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.

Hierarchy of Settlements 2020 - Para 5.41.

The key criteria for "Community Hub" status, requiring "significant employment opportunities" (the opportunities for employment in Trefonen are virtually non-existent and could therefore, <sup>hardly</sup> be less significant), and "peak time public transport clearly does not apply to Trefonen, and the idea that this can be overruled by virtue of a playground and green spaces (para 5.41) is irrefutably incorrect. This alone is sufficient to judge the proposal unsound, but further, Trefonen is the only settlement proposed as a Hub which fails to meet these criteria. Its designation as such is therefore unsound and should be allocated "Other Rural Status", for which the criteria are met.

(Please continue on a separate sheet if necessary)

#### Q4 Hierarchy of Settlements 2020 Para 5.41 - Continued

In the absence of employment in the immediate vicinity any new houses would need its occupants to commute probably significant distances, eg to the East of the County, with consequent damage to the environment and to traffic congestion.

Allocation as a Community Hub is consequently contrary to SP3 Climate Change and Sustainability Objectives S05, S06 and S012.

#### Key Points:

- 1) No significant employment opportunities. In fact, hardly any.
- 2) No peak-time bus service.
- 3) This can't be balanced by a (tiny) green space & a playground.  
(Para 5.41.)
- 4) Any new residents will add to the traffic and have to commute probably long distances, contrary to environmental policies.
- 5) Community Hub status allocation therefore UNSOUND.
- 6) Other Rural Hubs should be allocated.
- 7) Trebreen is the only settlement designated Hub status but not meeting the criteria.

**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.

Trefonen should be designated "Other Rural" settlement and deleted from Policy S14.2 Community Hub - Oswestry Place Area.  
As a Rural Settlement, with school, housing provision of the types needed to meet "identified local needs" for local people can be provided by Rural Exceptions Policies DPL4, DP5, DP6 and DP7 for Affordable Homes. Developments should be small scale, & should respect the Village Design Statement 2016.

(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:**

[Empty box for response]

(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: 22nd Feb 2021

Office Use Only	Part A Reference:
	Part B Reference: