

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 CUMMINGS
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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" value="38"/>	Policy:	<input type="text" value="5"/>	Site:	<input type="text" value="Bucknell"/>	Policies Map:	<input type="text" value="S2"/>
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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 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.

Rural areas will stay rural and villages will retain their separate, distinctive and varied character. Shropshire Local Development Framework Adopted Core Strategy March 2011

The development's visual impact

The area for the proposed development, BKL008a will have a detrimental visual impact. It adjoins the South Shropshire Hills Area of Outstanding Natural Beauty (AONB) and is outside the village envelope. The likely effect of the development on the residential amenity of neighbours is clearly an important consideration as it will further degrade the visual impact of the village. In the 2006 and 2009 Parish Plan surveys, environmental issues were commented on with 87% of respondents saying that they considered the local environment in Bucknell to be either very important or important to them. In the

latest Parish Plan it stated that “Bucknell and Bedstone Parish generally has a very good quality environment, with the surrounding countryside being largely in an AONB. The Parish is an established base for walking, cycling, bird/wildlife watching and fishing and it attracts visitors who make an important contribution to the local economy. We should be justifiably proud of our Parish.” The response rate to this part of the survey demonstrated that protecting and improving the environment was very important to nearly everybody (Bucknell Parish Plan 2017).

The development’s effect on the character of a neighbourhood

As can be seen in the attached graph (Figure 1), the number of proposed dwellings already imposed on the village in the SAMDev Plan with the resultant massive increase in the population of the village will significantly affect the character of the village. The additional expansion in housing, evidenced by the proposed development, BKL008a, is a further example of overdevelopment and a lack of regard for the opinion of local residents and disregard of the character of the neighbourhood. Bucknell already has over 366 houses and a population of over 717 (2011 census). The additional housing guideline of “around 110 dwellings” that have been proposed in the SAMDev Plan will probably increase the village’s population to over 1000, which will result in an obvious negative change in the character of the neighbourhood. That is an increase in the population of nearly 40% in possibly less than 10 years with an associated increase in cars from 513 (Census 2011) to 666. These are massive increases to be absorbed over a relatively short period that will obviously have a significant impact on the character of this small village. The proposed 20 houses and associated families and cars will only add to the detrimental effect and provides further evidence of the systematic overdevelopment of this village.

(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.

(Please continue on a separate sheet if necessary)

Office Use Only	Part A Reference:
	Part B Reference:

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:

Colin Cummings

Date:

26/02/2021

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	Part B Reference:

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Regarding the following statement in paragraph 5.37

“there is a need to continue to support the sustainable growth of Bucknell.”

The Draft Plan’s targets are too high. Sustainable Growth is an oxymoron. Indeed, Shropshire Council’s plans for growth in Bucknell are not sustainable especially as they run counter to Shropshire Council declaring a Climate Emergency in May 2019.

(Please continue on a separate sheet if necessary)

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Signature:

Colin Cummings

Date:

26/02/2021

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Part A Reference:

Part B Reference:

Figure 1 Dwellings, Cars and Population in Bucknell

