

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:	Mr Colin Taylor
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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:	2.17, 3.142, 4.189	Policy:	S.13, S.13.1	Site:	MUW012VAR	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 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.

The selection of site MUW012VAR ignores the status and policies of the Much Wenlock Neighbourhood Plan by imposing a commercially-driven solution which ignores community wishes and concerns. Because the Neighbourhood Plan lasts until 2026 whereas the new Local Plan will go to 2038 the Council have felt entitled to ignore the democratically expressed wishes expressed by Much Wenlock's population in the Neighbourhood Plan. The Draft Local Plan simply repeats SC's preferred option which was instituted at an early stage in the process before any consultation with the community. This is a single-site solution to obtain adequate housing numbers irrespective of any strategic issues such as transport, traffic or flood management, particularly in relation to the potential effect of the Ironbridge Power Station development in Buildwas Parish which lies in the Much Wenlock Place Plan area. In regard to the flooding issue SC have ignored its legal duties as a risk-management authority despite many representations from the public in the past. They are reliant on the developer of this site carrying out all the necessary flood management tasks satisfactorily and have ignored other higher-rated (good rather than fair) sites in the town with no flooding issues.

(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.

The Shropshire Local Plan needs to treat Much Wenlock in the same way as other Neighbourhood Plan towns. The Council needs to propose an investment strategy so that the proposed 15 % increase in the size of the town is supported by the necessary infrastructure, especially the road network. The Council should properly consider alternative planning choices that are available and are rated better than the chosen site. The Council should have included some idea about how they propose to solve the traffic problems both on A458 and the A4169, and in the medieval streets. The Council appear to be acting as a catchment area for accommodating extra housing for potential commuters into the Black Country. There needs to be an adequate explanation for this approach. There is no mention in the Draft Local Plan of the effect on the Much Wenlock Place Plan area of having the major and growing town of Telford next to it, along with the added problems being brought by the Ironbridge Power Station site, due to be completed by about 2038. So there needs to be an expansion of the thinking that should be going into solving the many problems that such a major development near the town of Much Wenlock will bring within the next five years.

(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.

Office Use Only	Part A Reference:
	Part B Reference:

Signature:

Colin Taylor

Date:

24/02/2021

Office Use Only	Part A Reference:
	Part B Reference: