Shropshire Council:
Regulation 18: Pre-Submission Draft
of the Shropshire Local Plan

# Consultation Form

*Part B Consultation Form: Your Response(s) – this part (please fill in a separate Part B Consultation Form for each comment you wish to make, relating it to the relevant paragraph, policy (including its explanation) or site).*

*Please ensure that you also complete one Part A Consultation Form and submit this alongside you Part B Consultation Form(s).*

*We have also published a separate Guidance Note to assist in making effective representations.*

## Part B: Response

| | |
|---|---|
| Name: | Andrew Heaton |
| Organisation (if relevant): | |

### Q1. To which document does this response relate?

- [x] Regulation 18: Pre-Submission Draft of the Shropshire Local Plan
- [ ] Sustainability Appraisal of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan
- [ ] Habitats Regulations Assessment of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan

*(Please tick one box)*

### Q2. To which part of the document does this response relate?

| | | | |
|---|---|---|---|
| Paragraph: | | Policy: | S.14.2. |
| Site: | TREFONEN | Policy Map: | S.14 Oswestry Place Plan Area - Trefonen |

*Please note: Responses to this Regulation 18: Consultation can address any of the Supporting Documents and Evidence by relating them to the resulting paragraph, policy (including its explanation) or site in the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan.*

### Q3. Do you agree or disagree with the paragraph, policy, site or policies map you have identified in Q2?

- [ ] *Agree*
- [x] *Disagree*
- [ ] *Don't know / no opinion*

*(Please tick one box)*

Q4. Please use this space to make any comments on the paragraph, policy, site or policies map you have identified in Q2:

1) Designation of Trefonen as a Community Hub settlement

Trefonen does not meet the full Hub Definition for “Community Hub” status as set out in Hierarchy of Settlements Tables 2 & 6.

Trefonen has no “significant employment opportunities; or “peak time public transport”
It is the only proposed Hub settlement with NEITHER of these KEY requirements.

Trefonen should be designated “Other Rural” settlement - for which it meets the full criteria.

Without either employment or peak time travel it is certain that daily car travel will be increased by additional housing in Trefonen. Walking or cycling to Oswestry are not safe or practical alternatives.

That is contrary to Shropshire Council’s Climate Emergency Policy, to NPPF, and to Government’s Zero Carbon aims.
It is also contrary to the Draft Local Plan “Spatial Vision” and SP3 Climate Change which seek to minimise travel & maximise trips by sustainable travel.

Therefore the status of Trefonen as a “Community Hub” is contrary to existing & proposed policies, & is therefore “unsound”. It should be designated “Other Rural” settlement, for which it meets the full criteria.

2) Settlement Boundary Maps - Trefonen

Trefonen does not meet the full Hub Definition for “Community Hub” status as set out in Hierarchy of Settlements Tables 2 & 6 and should be designated as “Other Rural” settlement.
Therefore it should not have a new defined Settlement Boundary.

3) Appendix 5: Residential Development Guidelines and Residential Supply Page330
Trefonen Development Guideline 55 dwellings / Windfall Allowance 50 additional dwellings

That is a build rate of 3 per year and a 15% expansion of the village of 324 existing dwellings.
This is not “similar” to the recent rate and cannot be considered to be a “modest amount”.
The proposed growth would be excessive for the scale, layout, topography, historical assets and character of Trefonen. No consideration has been given to the protection of the Setting of Offa's Dyke - a Scheduled Monument which runs right through the village and is subject to visits from tourists.

Multiple “small” developments to reach a “guideline” of 50 additional dwellings would have a cumulative impact amounting to the same, or arguably greater impact, as a large development over the course of time.

Therefore, the guideline should be reduced to that required to meet “identified local needs” for truly “Affordable Homes” for local people at a guide rate of 1per year – Guideline 18 Windfall Affordable Homes.

*Please succinctly provide all evidence and supporting information necessary to support your response. Please continue on a separate sheet if necessary.*

Completed Consultation Forms can be submitted by emailing:
Planningpolicy@Shropshire.gov.uk

*If submitting your own response, please enter your last name in the subject field of the email; If submitting a response on behalf of a client, please enter their last name in the subject field of the email.*

Completed Consultation Forms can also be submitted by post to:
Shropshire Council, Planning Policy & Strategy Team, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

| Office Use Only | Part A Reference: |
|---|---|
| | Part B Reference: |