



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:	Ruth Hayward
Organisation (if relevant):	

Q1. To which document does this response relate?

- 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:	S2 Bishops Castle Place Plan area
Site:	WBR007 & WBR008	Policy Map:	S2 Bishops Castle Place Plan area – S2.2(i) Bishop’s Castle Place Plan Area – Worthen and Brockton

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
- 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:

Although it is welcome to have new housing in the village, it looks as if with all the proposed developments there will be far too many for the current size of the village to absorb. New families will be welcome, to keep the local amenities, like the doctor's, pub, village hall, shop, school and churches, thriving. To be able to move around the village safely to these different venues is difficult as pedestrians would have to cross the road and in most of the potential crossing places, there is very limited visibility. Speeding traffic has been a well documented issue over the last few years. The Road Safety Camera Van is a regular visitor to the village. As well as many near misses when crossing the road or even walking along the pavement, there has also been a recent fatality.

Pavements are quite narrow in places, less than half a metre wide, so parents with child buggies etc, sometimes have to go into the road to negotiate their way along. It would possibly force many families to take to their vehicles to get the short distance from one end of the village to another, increasing air pollution and adding to already difficult and unsafe parking, especially in the vicinity of the school. Adding safe crossings is difficult as visibility for drivers is very limited due to the bends and the undulations of the road. Where would be a safe place ?

Speeding traffic from the Shrewsbury direction into Little Worthen despite speed restrictions is still an issue. It is only the bend that slows traffic down. Some important traffic calming measures would need to be installed.

Also there is a significant issue with flooding on the road between this site and Little Worthen. The site may add to this issue unless things are taken into consideration in the planning.

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:



Consultation Form

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(Please tick one box)

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

Paragraph:		Policy:	S2 Bishops Castle Place Plan area
Site:	WBR010	Policy Map:	S2 Bishops Castle Place Plan area – S2.2(i) Bishop’s Castle Place Plan Area – Worthen and Brockton

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- 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:

Although the village does need infill housing of a 2/3 bedroomed nature, affordable housing, bungalows for the ageing population, the proposed level of up to 55 dwellings on this and another site within the village would be unacceptable. There would be far too many for this tiny village, which currently consists of less than 150 dwellings, to absorb. With the current situation where developers would not have to go through planning, there is always the case that developers would maximise the number of properties on the site for financial gain. There would be a high percentage of 4/5 bedroomed executive style houses, which is just what the village doesn't need.

Obviously some housing is needed to continue to maintain the numbers of people in the village to allow the school, doctor's, pub, shop, village hall and pub to thrive.

It would not be environmentally friendly to have all the extra vehicles within the village. As pedestrian access to all the above mentioned venues is limited and in places dangerous, it could force residents to take to their cars to drive from one end of the village to another to access amenities. Again parking these vehicles would be an issue. There is already a speeding issue in the village which has been well documented over the years. The Road Safety Camera Van regularly visits. Many near misses have occurred with pedestrians trying to cross the road and sadly there has been a recent fatality.

There are not pavements on both sides of the road so crossing is inevitable. In several places the pavement is less than half a metre wide. Taking children to school, and walking with prams and buggies is also a safety issue. Parents need to hold their child's hands for safety and often have to walk in the road. There are people with mobility scooters who need access to the doctor's, village hall and shops. Where to site any crossings in the village is another issue, with high traffic speeds, overtaking and poor visibility for cars and pedestrians.

This site next to Millstream House has already been turned down on appeal by the planning inspector as out of character with that part of the village and impacting on the settlement view from the Area of Outstanding Natural Beauty.

Initially there were plans for 25 dwellings on this site. It could hold triple that number. With the recent government white paper recommending more housing and developer control on development sites, this could lead to even greater over-development of the village. This would be unacceptable. Far too many new dwellings for a tiny village to absorb. There is a flooding and sewerage issue from this site. There are well documented flooding problems with flood water and sewerage backing up to Brockton and beyond. This site, if used, therefore should be greatly reduced to prevent a sprawling development. Any development on this site should stay in character with this part of the village, which is linear.

There would be safety issues for pedestrians and vehicles emerging from this site onto the main road. There is no space to put a pavement on that side of the road so pedestrians would have to cross the road immediately, to access the school, doctor's, village hall and pub. There would also be safety issues for emerging vehicles due to the speed of oncoming traffic.

Safety and environmental issues should not be overlooked if these are not included in this development.

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