Shropshire Council: Shropshire Local Plan

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:	Gaye Wren

Q1. To which document does this representation relate?

- [x] 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:		Policy:	DP17, DP18 & S3	Site:	BD030	Policies Map:	

Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

	Yes:	No:
A. Legally compliant	☐	☐
B. Sound	☐	☑
C. Compliant with the Duty to Co-operate	☐	☐

(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.

Landscape and Visual Amenity:
DP 17 of the Pre-Submission Draft states:

1. Development proposals should respect, safeguard, and wherever possible, restore or enhance landscape character and visual amenity in Shropshire.

2. All major development proposals and developments which are likely to generate significant effects as a result of the presence of highly sensitive landscape and visual receptors and/or high magnitude of effect, must be accompanied by an appropriate and proportionate assessment of landscape and visual impacts, unless it is agreed by the Council that this is not necessary. The assessment of landscape and visual impacts must follow industry good practice, be carried out by a suitably qualified and experienced landscape professional and be sufficient to determine the significance of predicted effects on landscape character, landscape elements and visual amenity.

In a Shropshire Council Cabinet Report entitled Shropshire Local Plan Review: Pre Submission Draft dated 20 July 2020, Appendix 2: Summary of the Assessment of Garden Village Proposals in Bridgnorth it was

(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.

1. Has an assessment of landscape and visual impacts been carried out by a suitably qualified and experienced landscape professional? If so, why has it not been published? If not, why?
2. The land on which the proposed TGV is to be built is classified as Grade 3 agricultural land. At a time when local food production in the UK is under threat, why is Grade 3 agricultural land being taken for residential and employment facilities?
3. With the introduction of more vehicles on the A458 has a noise assessment been prepared by an experienced specialist? If so, why has it not been published? If not, why?
4. Tasley will be the site for 2,250 additional dwellings and 29 ha of employment land. This will bring a substantial increase in vehicle movement. What measures will be taken to improve the air quality in and around Bridgnorth?
5. How can noise and odour be mitigated successfully?
6. Both the Council for Protection of Rural England (CPRE) and Shropshire Wildlife Trust (SWT) have objected to the Tasley development. How does Shropshire Council justify pursuing the TGV development knowing the ecological damage it will cause to the area? What measures will be put in place to safeguard the SSSIs and the environmental networks?

(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.

- [x] 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: G J Wren

Date: 22/02/2021

Office Use Only	Part A Reference:
	Part B Reference: