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:	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.

Livestock Market:
When the SAMDev Plan for 500 dwellings in Tasley was approved, Shropshire Council insisted that the Livestock Market be re-located as it was felt that the market was incompatible with housing. Now, under the Local Plan, the proposed TGV will surround the Livestock Market on three sides.

Poultry Units:
Schedule S3.1(1) states that Before occupation of the first dwelling on the site, any poultry units operating on the site or land within the wider site promotion &.. will cease operation.

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 stated at paragraph 34:
The land at the Garden Village at Tasley contains the site of a current Planning Application for Poultry Units. It is understood that if the site is allocated then these Poultry Units &.. would not be implemented.

These two statements are not compatible. Furthermore, at the Council Cabinet meeting which discussed the Regulation 18 proposals, Council officers referred to a possible legal agreement which would prevent houses being built if the poultry farm was operating. Currently no such agreement has been registered.

(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. Having insisted that the Livestock market be moved from its current location as it was felt that the market was incompatible with housing, an explanation is required as to why the Council is allowing the TGV to be buil alongside it?
2. Is there a legal agreement in place between the landowner who has submitted the planning application for the poultry units and the Council? If so, why is it not available to the public? If not, how will the Council ensure that the poultry units are not in use once the TGV development has started?
3. Details are required as to how noise and odour can be mitigated in these circumstances.

(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: 20/02/2021

Office Use Only	Part A Reference:
	Part B Reference: