

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:	HUGH DEVLIN
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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:	<input type="text" value="S13.4"/>	Policy:	<input type="text" value="5.184"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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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 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.

5.184. Cressage is the only Community Hub in the Much Wenlock Place Plan Area and has changed its status from being a 'Countryside' settlement since 2015.

Why and how has the status changed from Countryside to Community Hub as it does not meet the criteria for allocation as a Hub? This was strongly expressed to the Council after the consultation with Clair Wild and the over 300 responses from the village in 2020

(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.

I ask that the Independent inspector looks at the previous responses to the consultation from Cressage residents. There were many hundreds of objections and it feels these have not been evaluated or assessed fairly by Shropshire Council.

(Please continue on a separate sheet if necessary)

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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.

Signature: Hugh Devlin

Date: 17/02/2021

Office Use Only

Part A Reference:

Part B Reference:

Representation Form

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- (Please tick one box)

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

Paragraph:	<input type="text" value="S13.2"/>	Policy:	<input type="text" value="Click or tap here to enter text."/>	Site:	<input type="text" value="CE S006"/>	Policies Map:	<input type="text"/>
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- | | | | | |
|------------------------------------------|------|-------------------------------------|-----|-------------------------------------|
| A. Legally compliant | Yes: | <input checked="" type="checkbox"/> | No: | <input 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"/> |

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CE S006 The Eagles It is unclear from the document how many dwellings will be allowed on this site as in one place it states 4 , and in another the conversion of the former Eagles into 2 dwellings and up to 3 new dwellings

(Please continue on a separate sheet if necessary)

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That the number of dwellings be clarified.
However I agree with the redevelopment of the former public house to residential and development of the carpark, as long as the footpath is resited behind the existing building away from the A458, and that the site lines at the junction with Sheinton Road are improved

(Please continue on a separate sheet if necessary)

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Office Use Only	Part A Reference:
	Part B Reference:

Signature:

Hugh Devlin

Date:

17/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

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- (Please tick one box)

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

Paragraph:	<input type="text" value="S13.2(1)"/>	Policy:	<input type="text" value="Click or tap here to enter text."/>	Site:	<input type="text" value="CE5005"/>	Policies Map:	<input type="text"/>
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| A. Legally compliant | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/> |
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Site CE S005 Land adjoining the Vicarage

1. Firstly the status of Cressage as a potential Community Hub has to be proved to allow for housing development
2. Should Hub status be approved it is unclear how many houses are proposed for this site as numbers have varied from 60 – 80 .
3. Should Hub status be approved it states that access will be from the A458 providing a footway along the frontage to crossing over A458 to existing footway network east linking into village. A secondary pedestrian and cycling access possible on short frontage to Wood Lane. Speed restrictions positioned south of site with traffic calming measures supporting gateway feature at highway access.

4. However this point of access is extremely dangerous as many vehicles , especially lorries and HGVs, exceed the speed limit on this dangerous hill leading south out of the village
5. Traffic calming via lights of a roundabout would be necessary in order to prevent major incidents concerning both pedestrians and drivers.
6. As the village shop, school, bus stop and surgery are all to the east across the A458 it could be very dangerous with young children, buggies or disability vehicles
7. Access to Wood Lane will be very difficult due to the steep gradient and existing housing

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I ask that

1. The point scoring for allocation Cressage as a Community Hub be looked at again
2. IF Hub status is confirmed , that the safety of the access to the site CE S005 be reviewed

(Please continue on a separate sheet if necessary)

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- 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:

Office Use Only	Part A Reference:
	Part B Reference:

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Signature:

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- (Please tick one box)

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

Paragraph:	S13,2	Policy:	CONSULTATION process	Site:		Policies Map:	
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I ask the Inspector to evaluate how and if, Shropshire council evaluated and processed the previous consultation responses. Local reports told of staff shortages within Shropshire Council due to the Covid-19 outbreak and many believe this consultation process was unable to happen thoroughly or fairly. How can nearly 300 responses to previous rounds of consultation be ignored? Why was no feedback or acknowledgement given?.

There are four 'Gunning principles' for public consultations, including the stipulation that "there is adequate time for consideration and response". The consultation has not taken into account the restrictions on public involvement because of Covid19 restrictions and it is therefore against government guidelines.

A Neighbourhood Plan should be drawn up

(Please continue on a separate sheet if necessary)

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I ask that the Independent inspector looks at the previous responses to the consultation from Cressage residents. There were many hundreds of objections and it feels these have not been evaluated or assessed fairly by Shropshire Council. I ask the inspector to evaluate the consultation process and request that a Neighbourhood Plan be drawn up.

I ask that the Independent inspector reviews the Countryside Charities objections and responses and considers them in depth.

I ask the Independent inspector to review Shropshire Councils consultation process during Covid19 and the obvious impacts that has had on preventing people from replying.

As evidence for non compliance with consultation, I am using the Draft Statement of Community involvement of the CPRE January 2021

- i) The update of the DSCI should have been carried out some time ago, rather than being left to the last minute in order to tie in with the statutory requirements connected with the Regulation 19 consultation on the Draft Plan.
- ii) The general principles of consultation in the Gunning principles and in the seven Criteria within Government's own *Code of Practice on Consultation* should be spelt out within the DSCI.
- iii) The recent Covid-19 related legislation concerning consultation arrangements should be summarised or referenced in the DSCI.
- iv) Consultations should be for a minimum of 12 weeks, as recommended by Government. Some Parish Councils do not meet often enough to be able to give due formal consideration to a consultation that is for only 6 weeks.
- v) Consultations should, as far as possible, avoid holiday periods, or be for a significantly extended period if they do straddle a holiday period.
- vi) Consultation material should be mainly in electronic form but should not be wholly so; traditional methods should still be used until the County has complete fast broadband cover.
- vii) The Council should not rely on hard pressed Parish and Town Councils to disseminate consultation material.
- viii) If a direct choice between multiple options is offered in a consultation the Council should ensure that its policies reflect the results of the poll on those options.
- ix) Reports on consultations should explain how the Council has arrived at its conclusions from those consultations.
- x) Neighbour notifications of planning applications should continue to be issued.

(Please continue on a separate sheet if necessary)

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	Part B Reference:

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