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:	James Riley Orves

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:	S13	Policy:		Site:		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.

Reg 19 is not sound due to: a) Council officers delegated authority to run consultation meetings to Agents of the development site landowner b) The Council negotiated directly with the landowner and changed its ‘ preferred option greatly increasing the number of houses to meet the landowners commercial needs, c) The Much Wenlock Neighbourhood Plan (MWNP) gives a high priority, through policies RF1and RF2 to reduce flood risk. The MWNP allows only small incremental housing developments and to focus building in areas not liable to flooding. As lead agency on flood management, Shropshire Council has a responsibility to take action to reduce flood risk before considering new developments. The preferred site is not sound as it has flooded numerous times before and after its selection, d) The draft gives no indication of plans to enhance the infrastructure urgently needed to support any increase in the size of the town and e) The redevelopment of the Ironbridge Power station site will be within the area of the Much Wenlock Place Plan, however it is not mentioned in S13. The 1000 homes to be built on this site will have a major impact on Much Wenlock services and traffic problems. The plan as a whole cannot be sound without that impact being addressed within S13. Points a) & b) are morally wrong, legally suspect and leave the Council open to expensive litigation.

(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.

The Reg 19 document would need to revert to the MWNP i.e. a) continuing with incremental development of affordable housing, b) removing site MUW012VAR from the plan until a proven flood aleviation scheme has been designed and implemented that covers the MUW012VAR locailty, c) a plan to remove the infrastructure constraints has been formuldated and approved.
This current MWNP has demonstrated that it can meet the local development targets as such there is no proven need to deviate from a plan that has been democratically approved by the majority of Much Wenlock residents. Shropshire Council would need to demonstrate the legal precedent or face legal challenge from local groups.

(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.

☐ 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:

I have previously had my comments ignored as they were incorrectly assessed as being a complaint. I wish to see that my concerns and comments are ackowledged and addressed in a democratic way with equal weight to that given to land owner and developer interests.

(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: Jim Orves

Date: 22/02/2021

Office Use Only	Part A Reference:
	Part B Reference: