

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:	Wem Civic Society
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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"/>	Policy:	<input type="text" value="S17"/>	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 type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: <input type="checkbox"/> | No: <input 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.

S17 Wem Place Plan Area

Land east of the level crossing:

There is relief that concerns about traffic congestion east of the level crossing have been taken into account. Removal of the level crossing would divide the town into two parts and significantly damage the retail businesses that operate in Wem High Street, and also increase the number and length of car journeys. So that option is not available and the people who live in that area have to live with the existing congestion. What they do not want is an increase in that congestion and the worsening of the problems associated with it. Further development in this area would lead to just that situation.

Integrity of settlements:

The society is encouraged that the integrity of small settlements, such as Aston, has been maintained.

Areas for development:

Wem is in the situation that all ‘sensible’ areas for development have been already been taken but the town has to develop so it is a case of choosing the least damaging options. There will be concerns about all the three options [WEM010; WEM025; WEM033] that have been put forward but we are where we are. However the society would ask for reconsideration of the option WEM025. You clearly recognise the ecological value of this area since you call for numerous mitigation measures. We are all aware that such mitigation measures have differing degrees of success. Please could we ask that you reconsider the development of this area?

A final point – is it possible to plan the development of these sites so that they do not look as though they have been parachuted into Wem without regard to neighbouring developments or the character of the town? Matching the shades and types of bricks really does not cut it.

(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.

S17 Wem Place Plan Area

Development Boundary:

The society is pleased to read that “Development proposals will be expected to positively respond to policies and guidelines identified within the Wem Town Design Statement, any other relevant community-led plans and any master plans that are adopted by Shropshire Council.”

In the Regulation 18 Consultation, Wem Civic Society, along with other individuals and organisations including Wem Town Council, requested that the development boundary on Mill Street be amended so that an area of open land would be excluded from development. Many Wemians feel strongly that development should not take place on this site. The correspondence relating to the numerous rejected planning applications for this area provides ample evidence of the numerous reasons for this land remaining undeveloped – see the recent application 17/01924/FUL - Land off Mill Street, Wem, for verification. The concerns cover both Built and Natural Environments. The Town Design Statement argued strongly for maintaining the distinctiveness of the Town’s Gateways, of which this area of Mill Street is one. To allow a development along this area of road would close off the approach and destroy that identity. The area currently provides an essential green space for this part of the town providing recreational opportunities and a haven for the extensive range of wildlife that has been observed there.

Adjustment of the development boundary in this area would have a minimal impact on the development of Wem but a major and positive impact on the environment of Wem. The society requests that this minor change be implemented.

(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)?

Office Use Only	Part A Reference:
	Part B Reference:

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:

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(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: | SRichardson

Date: 23/02/2021

Office Use Only	Part A Reference:
	Part B Reference: