

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:	Morville Parish Council
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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: Policy: Site: Policies Map:

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

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

(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.

Schedule S3.1(1) states that Tasley Garden Village will be a "comprehensive mixed-use sustainable urban extension. Development will comply with the principles of a 'garden village'.

Principles of Garden Village Developments:

The Town and Country Planning Association (TCPA) has produced three key principles for the development of Garden Villages, which are:

1. Land value capture for the benefit of the community.
2. Strong vision, leadership and community engagement.
3. Community ownership of land and long-term stewardship of assets.

A report from Transport for New Homes entitled 'Garden Villages and Garden Towns: Vision and Realty', having reviewed more than 30 developments designated as 'Garden Villages' or 'Garden Towns', found that nearly all the developments produced car based housing and increased traffic generation. They also found that the majority of the developments were in the wrong location, particularly for sustainable modes of transport. The report concludes that

“We need housing but we need to build in the right place and in the right way. Housing numbers and targets are not everything”.

The size and location of the proposed TGV is more akin to a large suburban development on the outskirts of a market town rather than the “sustainable urban extension” stated in the Local Plan.

We would challenge the fact that TW have used the term ‘Garden Village’ and would suggest that they are merely using the term to disguise the fact that what they are in fact seeking is to obtain planning consent for a very large housing estate. There are many fine examples of garden villages, such as the New Earswick garden village near York; and this proposal from TW carries none of the hallmarks that you would expect to see in a development proposal of this nature and scale. This should be considered for what it is and not what it is labelled as – in other words, a housing estate bolted onto the side of an established market town that is totally inappropriate, not needed, not supported by local people and is very likely to cause irreparable damage to the character of Bridgnorth and surrounding areas.

A Garden Village has been defined in the following terms:

“Is a purpose built new settlement with a clear identity and attractive environment planned by Local Planning Authorities (LPAs) in consultation with the local community”.

By reference to this definition, there are two critical aspects that do not apply to the Tasley proposal:

1. It has not been planned by the LPA but rather by a commercial housing developer and
2. It has not been planned in consultation with the local community

The Town and Country Planning Association states:

“The original garden villages were based on a strong foundation of industry, employment, with their developers seeking to create well designed, healthy places and affordable homes.

“Garden villages built today should apply the same principles, but in a 21st century context, to create vibrant, diverse and affordable communities. Without providing the right employment, community facilities and range of housing, new garden villages risk becoming dormitory commuter suburbs- the antithesis of the Garden City idea”

Reference may be found at: tcpa.org.uk/understanding-garden-villages and tcpa.org.uk/what-we-stand-for

Also, the proposal does not comply with the Ministry of Housing, Communities and Local Government definition of a garden village.

(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.

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	Part B Reference:

1. In their 'Development Statement' TW mention these three principles but do not say how they and the landowners intend to meet them. Shropshire Council should insist that TW formally sign up to these principles and set out in detail how they would intend to meet them?
2. Shropshire Council should set out how they would monitor the development and ensure that TW adhere to the three principles?

(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:

We feel that it is important to be able to participate and contribute to the proceedings to ensure that the detail, as it unfolds, is understood and the views of local people are clearly articulated

(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: Eileen Reynolds

Date: 24/02/2021

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	Part B Reference:

