



For Shropshire
Council use

Respondent
no:

Shropshire Council Site Allocations and Management of Development (SAMDEV) Plan

**Pre-Submission Draft (Final Plan)
17 March 2014 – 28 April 2014**

Representations Form

Please note you can also make representations to the SAMDev Pre-Submission Draft using our online form via:

www.shropshire.gov.uk/samdev

This is a formal consultation on the legal compliance and soundness of the Site Allocations and Management of Development (SAMDev) Plan before it is submitted to the Secretary of State for examination by an Independent Planning Inspector. For advice on how to respond to the consultation and fill in this representations form please see the guidance notes available on the Council's website at www.shropshire.gov.uk/samdev.

Your details: Who is making this representation?

Name:	Yvonne Roberts
Organisation (if applicable):	
Address:	
Email:	
Telephone:	

If you are acting as an Agent, please use the following box to tell us who you are acting for:

Name:	
Organisation (if applicable):	
Address:	
Email:	
Telephone:	

Your Representations

Please note, you must use a separate form for each representation you wish to make.

(Please refer to the accompanying Guidance Notes on Making Representations when completing this section)

In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

Schedule 5.1a: Allocated Housing Sites: CSTR019

Is your representation in support or objection? (please tick as appropriate)

Support	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Object	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

If your representation considers the SAMDev Plan is not sound, please say whether this is because it is not (*Please tick all that apply*):

Positively prepared	
Justified	<input checked="" type="checkbox"/>
Effective	
Consistent with National Policy	

In the box below please specify your reason for supporting or objecting.

If you are objecting, you should make clear why the document is unsound having regard to the issues of 'legal compliance' or whether the document is not positively prepared, justified, effective or not consistent with national policy (Continue on a separate sheet if necessary).

There is not clear evidence of participation of the local community. The proposal that was publicly consulted upon was for 25 houses, not 50 as the proposal now states.

The scale of the increase is significant enough, given the siting of the proposed building development in the AONB, within 500m of Ancient Woodland and in clear view from the Cardingmill Valley tourist destination and the Long Mynd, to consider it as a different scheme to that consulted upon.

Please use the box below to explain the changes you think should be made to the SAMDev Plan in order to make it legally compliant or sound? You should explain your suggested revisions to the policy, paragraph or section of the Policies Map, and why this change would make the plan legally compliant or sound. Please be as precise as possible (Continue on a separate sheet if necessary)

My suggested revision to the SAMDev plan is to reduce the scheme to 25 houses **or** to publicise the outline planning permission application for the site, which has already been made, to the residents of Church Stretton, with full details of the proposal and information on how they can make their views known through either supporting or objecting to the application.

Please be sure that you have provided all the information necessary to support your representations and any changes you are proposing. After this stage you will not be able to make any further representations about the SAMDev Plan to Shropshire Council. Any further submissions will only be possible at the invitation of the Inspector conducting the examination, who may seek additional information about the issues he/she has identified.

Do you consider it necessary to attend and give evidence at the examination?

Yes, I wish to give evidence about my representation at the examination.

☐

No, I wish to pursue my representations through this written representation.

☒

If you wish to attend the examination, please explain why you think this is necessary in the box below:

Do you wish to be notified of any of the following? Please tick all that apply. We will contact you using the details you have given above.

When the SAMDev Plan has been submitted for examination	<input checked="" type="checkbox"/>
When the Inspector's Report is published	<input checked="" type="checkbox"/>
When the SAMDev Plan is adopted	<input checked="" type="checkbox"/>

Please return this form by 5pm on Monday 28 April 2014

You can e-mail it to:

Planning.policy@shropshire.gov.uk

Or return it to: Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Please note, we will acknowledge receipt of representations made by e-mail.

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. The Council will place all the representations and the names of those who made them on its website, but will not publish personal information such as telephone numbers, emails or private addresses. By submitting a representation on the Pre-Submission SAMDev Plan you confirm that you agree to this.



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Non-compliance with SC6.

The proposal at Schedule 5.1a states that it is in compliance with CS6.

SC6 states that:

".. proposals likely to generate significant levels of traffic *[should be]* located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel reduced"

Scheme CSTR019, now that it has been increased from 25 to 50 houses, will generate just such traffic. As the earlier SamDev assessment stated "The site is not within easy walking distance of a bus stop with a regular

service, the school, the town centre or the main employment area.” It is over a mile to the town centre and over 1.5 miles to the schools.

SC6 also states that all development “protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character.....”

When this scheme was put out to public consultation, it was for a development of 25 houses. The current plan proposes 50 houses. The total of 25 was of a similar density to the adjoining development (the Battlefield Estate) to the West and further down the slope. Even at 25 houses, it was of a density that is above that of the other neighbouring development - Oakland Park development to the South. A density of 50 houses is non-compliant with SC6 as stated above. This is of particular importance given that, as the South Shropshire Landscape Sensitivity and Capacity Mapping report states, this site (reference SSCS3-81) is “.... visible from the valley floor on the opposite side in places and also from the Long Mynd” The report concludes that “larger plots with significant planting within and native tree planting on the site boundaries to soften the overall appearance may be appropriate here” This refers only to plot CSTR019/R - not to the access plot adjacent to it. Doubling the density is contrary to the Landscape Sensitivity and Capacity Mapping report for this specific site within the AONB area and with the duty under SC6 (as quoted above) to protect such landscape.

The definition, in terms of capacity, of such conformity with the surrounding landscape was agreed by the site agents on behalf of the site owners, as recorded in the Church Stretton Town Council minutes for 5th February, 2013:

“The original proposal for 40 units was reduced to 34 units and has now been reduced to 20 units. The new indicative layout showing 20 dwellings was circulated. Mr Stephens (for the owners of the site) felt this was now more in keeping with the surrounding properties.”

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The proposed development should be reduced to 25 houses to ensure compliance with the above stated policies.

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