



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:	Mr Charles Simmonds
Organisation (if applicable):	The Strettons Civic Society
Address:	

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

Name: N/A	
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:

S5.1 Housing Numbers

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 checked="" 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 /	
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).

201 dwellings have been built or are committed in Church Stretton between 2006 and 2013 and Shropshire Council have set the target for building by 2026 as 370; this would require a further 169 to be built, of which approximately 100 would be new build on Greenfield sites and 69 windfall within the town boundary. In its submission on Revised Preferred options in 2012 the Civic Society re-stated the view it put forward in response to the 2010 consultations on Core Strategy and in 2012 on Preferred Options, namely that around 300 houses are estimated to be built within the town and the Church Stretton Place Plan and that this will be sufficient to meet the local needs of the town and surrounding area. The main reason for choosing a lower growth target than Shropshire Council is the requirement of NPPF that "Para 115 Great weight should be given to conserving landscape and scenic

beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.” Church Stretton is the principal market town within the Shropshire Hills AONB.

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)

The plan should be changed as follows: the housing target up to 2026 for Church Stretton should be changed from 370 to 300 within the town and the villages of the Church Stretton Place Plan. It is not sound to assume, as the current Plan does, that because there are no hubs or clusters there will be no building at all in the villages and hamlets of the Place Plan. The target of 300 will foster natural growth rather than large scale Greenfield development within the AONB, it will meet local needs and will allow for some provision for social housing, which is required in the town and in some villages. The proposal is not justified because it does not comply with NPPF paragraph 115.

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:

To defend and explain the view of the community about the local housing needs of the Church Stretton area and the importance of protecting the landscape of the Shropshire Hills AONB.

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	/
When the Inspector's Report is published	
When the SAMDev Plan is adopted	

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.