



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:

S5.1a CSTRO 19 Battlefield

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

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

The Society supports the allocation of this site for 50 houses because we consider that, out of all the sites examined, it would be the least damaging to the landscape of the AONB. It adjoins existing housing development along the town boundary on two sides and could be softened by tree planting on the northern and eastern boundaries that would be adjacent to open countryside.

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)

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.

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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.*

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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

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Data Protection Act 1998 and Freedom of Information Act 2000

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S5.1b ELRO 78 Employment Land Springbank Farm

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

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

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Effective	
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The Civic Society considers that this site adjoining the railway is suitable for light industrial and office development. Of the sites considered in the centre of the Stretton Valley it would be the least damaging to the landscape of the 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)

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Your Representations

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(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:

S5.3 Area Wide Policies and other applications

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

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

The Society objects to this proposal because in its present form it is vague and unsatisfactory. Paragraph 154 of the National Planning Policy Framework (NPPF) states that “– *only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.*” The vague, unqualified allocation of 2 ha for development primarily in an area within which NPPF paragraph 115 states great weight is to be given to conserving landscape and natural beauty is negligent, unjustified and unsound. Shropshire Council's Core Strategy already provides guidance on the management of windfall development proposals for employment land.

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The policy should be deleted.

If this objection is not accepted and the policy is to be retained the reference to “around 2 ha” should be removed because it is unsubstantiated and could create false expectations. Alternative wording should be substituted so that the policy reads

“Windfall opportunities to develop suitable small scale employment uses within the Church Stretton development boundary and other appropriate rural locations, including Community Hubs and Clusters, will be permitted in accordance with CS3, CS4 and CS5. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.”

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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.

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

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To support and expand the argument given.

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S5.1 2 Suggested minor corrections and clarifications in the Explanation section.

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

Support	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>) N/A
Object	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

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Sound	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

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Positively prepared	N/A
Justified N/A	
Effective N/A	
Consistent with National Policy	N/A

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Suggested minor corrections and clarifications in the Explanation section of the Final Plan S5.1 / 2

1. In line 5 there is a reference to "*The old rectory to the south west of the town centre - -*". The rectory is now given over to housing and is separated from its original landscape; a more appropriate wording would be "*Rectory Wood and field to the west of the town centre - -*"

2.The Town Council's Coppice Leasowes nature reserve should be included amongst the list of valued or protected sites.

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N/A

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