



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:	Sibdon Carwood Parish Meeting
Organisation (if applicable):	
Address:	

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:

MD1 Scale and Distribution of Development

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

Support	Yes	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	<input checked="" type="checkbox"/>
Effective	<input checked="" type="checkbox"/>
Consistent with National Policy	<input checked="" type="checkbox"/>

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).

We believe the SAMDEV plan is not sound for the following reasons:
The Council's assessment of need is not based on an accurate survey of Craven Arms. The fact that CRAV002 belongs to a Housing Association and is therefore deliverable does not demonstrate a need allowing its allocation for development. The extent of housing development proposed for Craven Arms will produce a significant amount of affordable housing under normal planning rules.
CRAV002 should therefore only be considered on the basis of need and on a hierarchical basis if it can be demonstrated that the need for affordable housing cannot be accommodated in the proposed development within the established boundaries of Craven Arms.

In the Interim Planning Guidance on Affordable Housing Specifically

Paragraphs 3.13 and 3.15, CRAV002 is outside the policy in virtually every test.

The scheme is larger than the generally recommended maximum of 20 units, paragraph 3.5 and 3.15.

The scheme opens up a significant new area of development crossing a historic boundary and is not well related to the developed area of Craven Arms; paragraph 3.15. The outline application that has now been made for CRAV002 has been accompanied by a further application for adjacent land for unrestricted housing.

It is not acceptable in landscape terms being on the west side of Watling Street and taking the developed area for town into open countryside; paragraphs 3.13 and 3.15. Sibdon Carwood Parish Meeting and other parishioners have always maintained that they wish Sibdon Carwood Parish to remain as OPEN COUNTRYSIDE and this has consistently been ignored.

The site is not suitable in the Council's own words, SAMDEV Plan Publication March 2014: Consultation Statement p.91, Q11:
“ the main reason for this objection related to the location of the site, to the western side of Watling Street. It is considered by many that Watling Street acts as a boundary to Craven Arms and development should not be extended past this boundary. It was also suggested that due to this the site is divorced from the main development and services of Craven Arms. These main objections are supported by Sibdon Carwood Parish Council, who added that the site falls within their parish and they are opposed to any development choosing to be classed as open countryside. As such, they propose that the site is removed from SAMDEV. Some respondents also highlighted that there has been no evidence or justification as to the need for an exception site. Other reasons for objecting to this site included ; inadequate road network; the negative impact to visual appearance and landscape due to the sites prominent location in a sensitive landscape area; the loss of agricultural land; the location of natural springs on the site ETC.”

It is not sustainable for the reasons given in Q11 above.

The land is Grade 2 and the Parish has always stated that it wished to remain as open countryside and to protect agricultural land.

In the case of proposed allocated site S.7.1A land off Watling Street for 25 dwellings no need exists and the Parish Meeting has objected to this site since 2007 and its letters and views have been consistently ignored. The Council is not listening.

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)

Policy S7.1a should be reviewed and the allocation of land that is intended to provide affordable housing for persons living in Craven Arms should be reallocated to land within Craven Arms and the allocated site at Land off Watling Street for 25 dwellings should be removed from the plan.

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.

Yes

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:

We think that it is necessary because we feel that we have not been listened to at any point during the SAMDEV consultation and our letters and views of the Parishioners have remain ignored and unanswered.

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

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.