

#27

**COMPLETE****Collector:** New Link (Web Link)**Started:** Tuesday, April 15, 2014 10:04:17 AM**Last Modified:** Tuesday, April 15, 2014 10:15:29 AM**Time Spent:** 00:11:12**IP Address:** 90.221.197.55

PAGE 1

Q1: Your details:

Name: Susan Hockaday

Address:

Q2: Are you acting on behalf of anyone?

No

PAGE 2

Q3: Who are you acting on behalf of:*Respondent skipped this question*

PAGE 3: Representation details

Q4: Please give the policy/paragraph/policies map details for your first representation relates to:

S5.1 Church Stretton Town

Q5: Is your representation in support or objection?

Object

Q6: In respect of your representation on the policy, paragraph or section of the policies map do you consider that the SAMdev is: See guidance notes sections 1 and 2 for the meanings of 'legally compliant' and 'sound'.

Legally compliant Yes

Sound No

Q7: If your representation considers the SAMDev plan is not sound, please say whether this is because it is: (tick as many as apply)

Not justified, Not effective,

Not consistent with the National Planning Policy Framework

Q8: 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.

a) I object to Section S5.1 (1) of the draft SAMDev plan which proposes a housing guideline for Church Stretton town of about 370 dwellings and about 1 hectare of employment land.

The proposal is not justified because the local need for the number of dwellings or for employment land has not been demonstrated within the consultation process. The number of houses is not backed up by facts indicating that supply will meet identified demand. The number appears to have been generated in order to meet external, arbitrary targets. The draft plan accepts without challenge the refusal to allow small developments in the villages and hamlets surrounding Church Stretton. The plan would be more sound if it were to propose smaller developments across a wider area than the concentrated developments within the town.

This section of the plan is not effective as the proposals would alter the scale and nature of Church Stretton. The town's economy relies hugely on the tourist industry. Tourists visit because of the landscape and views. Further encroachment on greenfield sites within the AONB is neither justified nor effective in economic terms.

This section of the plan is not consistent with paragraph 115 of the NPPF: Great weight should be given to conserving landscape and scenic beauty in ...Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

b) I object to Section S5.1 (2) of the draft SAMDev plan which proposes that new housing development will be delivered through the allocation of greenfield sites together with windfall development.

This proposal is not justified in accepting without challenge the refusal to allow small developments in the villages and hamlets surrounding Church Stretton. The plan would be more sound if it were to propose smaller developments on brownfield sites across a wider area than the concentrated developments on greenfield sites around the town.

This section of the plan is not effective as the proposals would alter the scale and nature of Church Stretton. The town's economy relies hugely on the tourist industry. Tourists visit because of the landscape and views. Further encroachment on greenfield sites within the AONB is neither justified nor effective in economic terms.

This section of the plan is not consistent with national policy in its contravention of the recommendation within the NPPF that brownfield sites should be developed before greenfield sites. Brownfield sites suggested within the consultation process have not been included in the draft SAMDev plan. The draft plan is inconsistent with paragraph 115 of the NPPF: Great weight should be given to conserving landscape and scenic beauty in ...Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

c) I object to Section S51 (3) of the draft SAMDev plan which proposes that the release of further greenfield land for housing will be focused to the east of the A49 on sustainable sites adjoining the development boundary.

This section of the plan is not justified as the public consultation at the Revised Preferred Options stage indicated that a huge majority of respondents was strongly opposed to the proposals to build on site CSTR027, the New House Farm site which clearly fits the criteria of a greenfield site to the east of the A49. The site was withdrawn from the final draft plan but the implication of S5.1 (3) is that the New House Farm site could reappear on a future list of allocated sites.

This section of the plan is not effective as development to the east of the A49 is not sustainable in terms of the infrastructure of the town. Additionally, scientific research indicates that the change of land use, particularly as the land is on a slope, would increase significantly the likelihood of flooding on the Church Stretton valley floor. Further encroachment on greenfield sites within the AONB is neither justified nor effective in economic terms because of the town's heavy economic reliance on the tourist industry.

This section of the plan is not consistent with CS3, CS15 or paragraph 115 of the NPPF and is contrary to residents' views as stated clearly in the SAMDev consultation process.

This vaguely worded proposal should be deleted from the final plan.

d) I object to the inclusion within Schedule 5.1a: Allocated Housing Sites of site CSTR018, the School Playing Fields.

The inclusion of this site is not justified because the consultation process indicated that a majority of respondents was opposed to developing this site, and the need for the overall number of houses has not been demonstrated.

Further encroachment on greenfield sites within the AONB is neither justified nor effective in economic terms because of the town's heavy economic reliance on the tourist industry. Building on this site would impair the views to the hills to the east for local residents, visitors and tourists approaching Church Stretton along the B5477 from the north, the most popular route for visitors to the National Trust land. It is not sustainable because developing site CSTR018 would increase traffic and associated dangers on an already busy road. It is not sustainable as it would compromise the essential water supply of one of the town's major industries and employers.

This section of the plan is not consistent with national policy in its contravention of the recommendation within the NPPF that brownfield sites should be developed before greenfield sites. Brownfield sites suggested within the consultation process have not been included in the draft SAMDev plan. It is not consistent with the town plan in that it would reduce the green corridor between All Stretton and Church Stretton. It is not consistent with paragraph 115 of the NPPF: Great weight should be given to conserving landscape and scenic beauty in ...Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

SAMdev consultation 2014

Q9: 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.

Please see above.

Q10: Do you wish to make another representation?

No

PAGE 4: Representation details 2

Q11: Please give the policy/paragraph/policies map details for your first representation relates to:

Respondent skipped this question

Q12: Is your representation in support or objection?

Respondent skipped this question

Q13: In respect of your representation on the policy, paragraph or section of the policies map do you consider that the SAMdev is: See guidance notes sections 1 and 2 for the meanings of 'legally compliant' and 'sound'.

Respondent skipped this question

Q14: If your representation considers the SAMDev plan is not sound, please say whether this is because it is: (tick as many as apply)

Respondent skipped this question

Q15: 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.

Respondent skipped this question

Q16: 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.

Respondent skipped this question

Q17: Do you wish to make another representation?

Respondent skipped this question

PAGE 5: Representation details 3

Q18: Please give the policy/paragraph/policies map details for your first representation relates to:

Respondent skipped this question

Q19: Is your representation in support or objection?

Respondent skipped this question

Q20: In respect of your representation on the policy, paragraph or section of the policies map do you consider that the SAMdev is: See guidance notes sections 1 and 2 for the meanings of 'legally compliant' and 'sound'.

Respondent skipped this question

Q21: If your representation considers the SAMDev plan is not sound, please say whether this is because it is: (tick as many as apply)

Respondent skipped this question

Q22: 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.

Respondent skipped this question

Q23: 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.

Respondent skipped this question

PAGE 6: Finally...

Q24: Do you consider it necessary to attend and give evidence at the examination?

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

PAGE 7

Q25: If you wish to attend the examination please explain why you think this is necessary.

Respondent skipped this question

Q26: Do you wish to be notified of any of the following: (we will contact you using the details you have provided)

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