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Q1: Your details:

Name: Mrs Janet Martin
Address:

Q2: Are you acting on behalf of anyone? No

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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 (3) Release of further Greenfield land east of the A49

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 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.

Policy S5.1(3) – this part of the policy is unsound as it is not justified. It does not help provide an appropriate strategy based on evidence provided through consultation with the local community. Additionally sites to the east of the A49 do not meet sustainability objectives and are not in accord with national policy and the Council's Core Strategy policies, especially with regard to achieving sustainable development, and protection and enhancement of the environment.

Not consistent with Policy

Policy S5.1(3) focuses on sites to the east of the A49 and cross refers to Policy MD3, which states that “...additional sites beyond the development boundary that accord with the settlement policy may be acceptable...”.

In the explanation of Policy MD3, paragraph 4.18 refers to paragraph 49 of the National Planning Policy Framework (NPPF) stating this effectively allows sustainable housing developments to take place beyond settlement development boundaries but that these have to be in accord with relevant settlement policies.

The relevant policies are contained in the NPPF and Core Strategy. The NPPF sets out policies for how the planning system should contribute to achieving sustainable development, including conserving and enhancing the natural environment. It affords the highest protection to Areas of Outstanding Natural Beauty (AONB). Core Strategy Policy CS3 states, et al, that Church Stretton will have development that balances environmental constraints with meeting local needs and Policy CS17 seeks to protect and enhance Shropshire's natural, built and historic environment and “...not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors.”

Policy S5.1(3) is therefore unnecessary and does not need to be included. It duplicates other policy. Policy MD3 provides a sufficient framework for consideration of unallocated sites should it be necessary to identify additional land for housing. The NPPF together with Policies CS3 and CS17 ensure that this will be located within the least damaging environmental sites within the AONB.

Not Justified

Sites to the east of the A49 have been previously considered during consultation processes at the Preferred Options and Revised Preferred Options stages. These sites, apart from The Leasowes (CSTR019), were met with over-whelming local objection on environmental grounds. Tables within the Sustainability Appraisal Report (Appendices C and D) show the assessment of the overall sustainability of these sites to be judged as poor.

Policy S5.1(3) as proposed would therefore enable re-consideration of sites to the east of the A49 which have been shown already to meet with local opposition and to be judged as poor in the sustainable assessment. This part of the policy should therefore be deleted.

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.

Policy S5.1(3) should be deleted as it is unnecessary.

The sites proposed for allocation are sufficient to meet housing needs and appropriate guidance is provided through national and Core Strategy policies rendering this part of the policy unnecessary. In addition, the proposed Policy MD12 provides for protection and enhancement of the environment and so covers sites east of the A49.

Sites to the east of the A49, apart from CSTR019, have already been through the Sustainability Appraisal process and shown to be judged as poor.

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

SAMdev consultation 2014

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

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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

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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