

Consultation Form

Part B Consultation Form: Your Response(s) – this part (please fill in a separate Part B Consultation Form for each comment you wish to make, relating it to the relevant paragraph, policy (including its explanation) or site).

Please ensure that you also complete one **Part A Consultation Form** and submit this alongside you Part B Consultation Form(s).

We have also published a separate **Guidance Note** to assist in making effective representations.

Part B: Response

Name:	Michael Hymas
Organisation (if relevant):	Stretton Climate Care

Q1. To which document does this response relate?

- Regulation 18: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan

(Please tick one box)

Q2. To which part of the document does this response relate?

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="S5.1"/>
Site:	<input type="text"/>	Policy Map:	<input type="text"/>

Please note: Responses to this Regulation 18: Consultation can address any of the Supporting Documents and Evidence by relating them to the resulting paragraph, policy (including its explanation) or site in the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan.

Q3. Do you agree or disagree with the paragraph, policy, site or policies map you have identified in Q2?

- Agree
- Disagree
- Don't know / no opinion

(Please tick one box)

Q4. Please use this space to make any comments on the paragraph, policy, site or policies map you have identified in Q2:

Policy S5.1 proposes the development of Snatchfields in Church Stretton. Stretton Climate Care has decided not to comment on whether this site is the most appropriate to bring forward for development. However we are concerned about the adaptation required to address the surface water flooding that occurs downstream of the site and which contributes to the creation of a Zone 3 flood zone in the valley floor affecting built development, roads and the railway. Climate Change will increase the severity and frequency of this flooding. Policy DP.23 sets out the criteria relating to Sustainable Drainage systems. Paragraph 6 of this Policy states (inter alia):
“Regardless, where there is opportunity, all run off rates should be reduced to the minimum feasible. Proposals will need to demonstrate that the discharge location has sufficient capacity to receive the post development flows.”

However the commentary related to the Snatchfields site in S5.1 states:

“The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site and the elements of the site which can only be accessed through them, which will then form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.”

If the Snatchfields site is developed, this may be the only opportunity to prevent downstream flooding from the Snatchfields Brook affecting properties including housing, a Church, a Nursing home and highways. It is imperative that the sustainable drainage scheme for any development of the Snatchfields site ensures that the current surface water flooding is dealt with as well any additional run-off associated with development. Policy DP.23 provides for this eventuality but it should be made explicit in Policy S5.1 that this is required which is currently not the case. We object to the Snatchfields proposals on these grounds.

Please succinctly provide all evidence and supporting information necessary to support your response. Please continue on a separate sheet if necessary.

Completed Consultation Forms can be submitted by emailing:

Planningpolicy@Shropshire.gov.uk

*If submitting your own response, please enter your last name in the subject field of the email;
If submitting a response on behalf of a client, please enter their last name in the subject field of the email.*

Completed Consultation Forms can also be submitted by post to:

Shropshire Council, Planning Policy & Strategy Team, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Office Use Only	Part A Reference:
	Part B Reference: