

THE STRETTONS NEIGHBOURHOOD PLAN REGULATION 15 SUBMISSION

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THE STRETTONS NEIGHBOURHOOD PLAN

REGULATION 14 CONSULTATION REPORT

EXECUTIVE SUMMARY

Introduction

The Consultation statement has been prepared to form part of the submission of The Strettons Neighbourhood Plan August 2026. It includes a detailed analysis of all representations received through the Regulation 14 Consultation and shows how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) have been satisfied.

Formal approval to develop a Neighbourhood Plan was given by Shropshire Council on 15th February 2023 and throughout the process the overriding principles have been to maintain openness, to listen to the community and ensure effective communication. The community has been actively engaged from the start through a wide range of communication channels including two direct mail shots which hand delivered leaflets to every home.

This approach has resulted in demonstrably high levels of community engagement. The main body of this report explains how the consultation was undertaken and demonstrates how all representations were given 'conscientious consideration' and that there was ample opportunity for the plan to be amended in response to comments from residents and consultees.

The plan was approved by the qualifying body, Church Stretton Town Council on 28th July 2026 who resolved that it should be submitted to Shropshire Council.

THE STRETTONS NEIGHBOURHOOD PLAN

REGULATION 14 CONSULTATION REPORT

Introduction

After a long journey which began in February 2023 with the approval by Shropshire Council to develop 'The Strettons Neighbourhood Plan' (NHP), after a number of informal consultations the Regulation 14 Consultation (Reg14) was actually the first formal stage of consultation on the developed plan. The legislation requires that the Regulation 14 consultation was widely advertised in order to provide all residents and interested parties with an opportunity to see and comment on the NHP, that the plan and supporting information was made readily available to facilitate 'intelligent consideration' and that all comments received were recorded, their content carefully considered and, where appropriate, amendments made to the NHP which reflect these comments.

The purpose of this report is share all of the actions taken by The Strettons NHP to meet the requirements of Regulation 14.

The report will achieve this by:

- a) Rehearsing the background and actions leading up to the Reg14 consultation
- b) Sharing an analysis of the responses received
- c) Providing, by way of an appendix, a 100% record of all comments made together with a record of the discussions and conclusions for every response
- d) Drawing conclusions and recording next steps

This report was originally submitted to Church Stretton Town Council and who resolved to submit this final draft of the NHP.

In 2021 the then new Town Council adopted a strategic plan called '*Fixing the past, living in the present and planning for the future.*' As part of the 'planning for the future' element the Council resolved to undertake a Housing Needs Survey and develop a Neighbourhood Plan to identify and deliver the strategic development needs of the town.

Following approval by Shropshire Council on 15th February 2023 to designate the area covered by Church Stretton Town Council as an appropriate area for a Neighbourhood Plan, Church Stretton Town Council next agreed the Terms of Reference setting up the structure for the development of the NHP through an arms-length structure with an independent chair on 23rd June 2023.

The Strettons Neighbourhood Plan, including images and notes of meetings, of the public consultations and of the materials produced may be found at www.csneighbourhoodplan.com

Background

The structure comprised three groups – the Stakeholder Group providing governance and acting as a critical friend, The Delivery Group responsible for undertaking the detailed work and the Technical Group which provided advice and guidance. Dave Chetwyn from Urban Vision was appointed to the Technical Group.

Initial workshops held with the Stakeholder Group felt strongly that before any policies were developed there must be a comprehensive consultation to ask the public what they wanted the NHP to achieve, and this led to the first round of public consultations in December 2023.

In the lead up to the public consultations extensive publicity was deployed with articles in local media, a school competition to develop a logo, posters, newsletters and most significantly a high quality leaflet delivered to every home which explained the purpose of the plan, how it would work and details of how to get involved including dates for the three Community ‘drop-in’ sessions. An additional reserved ‘drop-in’ session was provided for developers and other professionals.

Other methods to help residents to share their thoughts included:

- collection boxes for comments in several shops, the library, Community Centre and the Town Council offices,
- Post
- A response book at the Town Council offices
- An on-line response form via the website, and
- A QR code published widely to take residents directly to the website

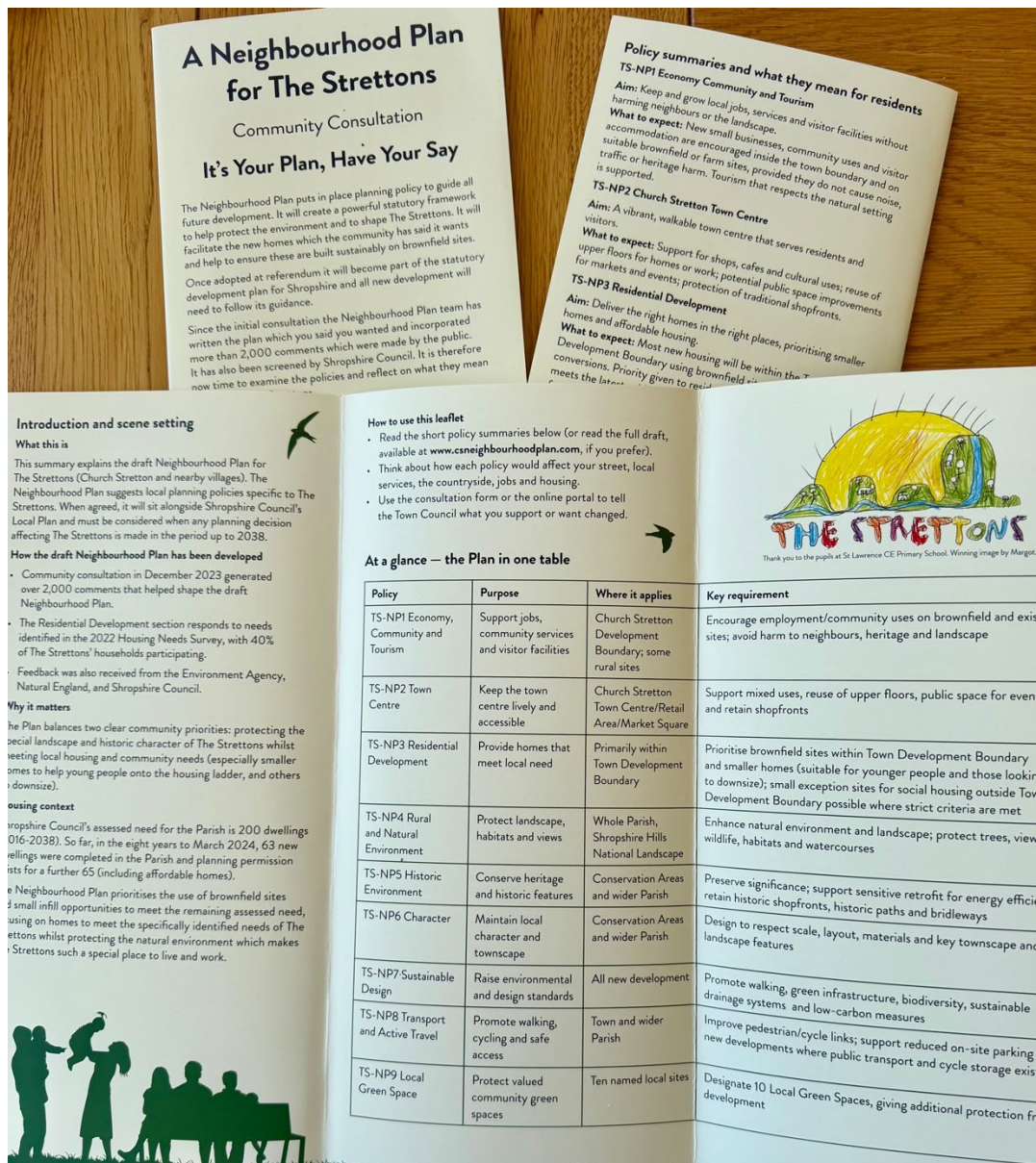
The ‘drop-in’ sessions were hugely successful and over 2,000 comments via post it notes and comment cards were collected. 132 formal written responses were also received. A detailed report is available on the website which gives a real sense of the levels of community engagement – see *‘The Strettons Final Report on Stage 1 Consultation’* - and this material, together with the Housing Needs Survey formed the core for development of the NHP.

Using the consultation feedback, during 2024 Stakeholder and Technical Groups developed the first version of the draft Strettons NHP along with a range of maps, photographs and other evidence. The Strettons NHP also applied to Shropshire Council for Strategic Environmental Assessment and Habitat Regulations Assessment screening which were received in February 2026, copies of which are included in the Regulation 15 Submission.

The Regulation 14 consultation ran from 16th February 2026 to 31st March 2026, a period of six weeks allowing adequate time for meaningful consideration and response.

As had been facilitated for the earlier informal consultation, every effort was made to ensure residents were both encouraged to participate and given every opportunity to comment on the plan. Measures included:

- A second high-quality accessible leaflet containing details of the consultation together with an 'At a glance – the plan in one table' section was hand delivered to every home and business. The leaflet also included summaries and explanations about what each policy meant for residents.



A copy of this leaflet was delivered to every home and business to explain the Regulation 14 consultation

- QR codes published in the media and in shop windows which took the user directly to the website

- Church Stretton Town Council Community Matters**
- Neighbourhood Plan**
The Neighbourhood Plan Pre-submission consultation closed on Tuesday 31st March and has been a great success. The four drop-in sessions were well attended and great fun, with just over 100 attendees, while a total of 170 comments were received from a combination of 30 online respondents, 10 emailed responses from residents, 7 hard copy forms, 8 statutory consultees and one developer – Northern Trust – comments are a matter of public record – responded to.
- The overall sentiment is one of evidence is backed up by the extens Neighbourhood Plan in the 331 obj. Starchfield development. The people get it. They understand what the Neig ring to do and they support its vision protect the environment, and the rig right place at the right price."
- can be said in 80 characters (a tweet).
- ext step is to meet with the technical syn on 9th April to triage the commu
- 'noted' – where somebody has simpl plan;
- ut that isn't relevant to the role of a l Plan" – typically where the comment specific e.g. 'can you cut the hedge at
- ill be submitted to the Stakeholder tion as an amendment.'
- y the Neighbourhood Plan is so e, why it can't address the hedge n't be more like an engineering planation, and I thought it ain why the NHP is written y does it say encourage : appropriate' rather than t, this is not vagueness: it is v helps make sense of that could s
- d which an engineer or er requirements for a e ways. It uses words e it is speaking n inputs, known 'eighbourhood Plan ation document,
- ly broad. A ment proposals f the Church have one; some other tow
- (with thanks a will be availab csneighbourho As we move importance of the evident than from t proposals. The pla a number of Shropshi have reported how pos to it, adding that they w have one; some other tow
- Stretton NHP until 2041, invol- fluctuating economic conditio that may change consid- read and interpre- inspectors. - nat-
- CSTC Community Matters**
- Neighbourhood Plan**
Focus readers will know that the Neighbourhood Plan will put in place planning policy to guide all future development. It will create a powerful statutory framework to help protect the environment and to shape the Strettons. It will facilitate new homes which the community has said it wants and help to ensure these are built sustainably on brownfield sites.
- Once adopted at referendum it will become part of the statutory development plan for Shropshire and all new townships need to follow its guidance.
- Since the initial consultation the Neighbourhood Plan team has written the new 2,000 comments which were incorporated more than 2,000 comments successfully made by the public. It has now also been successfully screened by Shropshire Council, which removes the risk of any issues being identified at this stage and it is therefore now time to move on to the pre-submission consultation which will afford everybody – residents, businesses and statutory consultees – an opportunity to examine the policies and reflect on what they mean for the Strettons. Once this consultation is complete, all comments will be considered and appended to the plan, together with the response and details of what changes may have been made. Once this work is finished, the plan will then be ready for submission.
- Therefore, over the six-week consultation period between 16th February and 31st March all residents are invited to attend one of the drop-in sessions, to be held at:
- | Location | Date and time |
|--|----------------------------------|
| All Stretton Village Hall | Tuesday 3rd March 6-8pm |
| Church Stretton Library | Friday 6th March 10am-12 noon |
| Little Stretton Village Hall | Thursday 12th March 2-4pm |
| Health and Wellbeing Centre (Community Room) | Saturday 14th March 10am-12 noon |
- The drop-in sessions will be just one element of the consultation exercise, and in addition there will be a leaflet delivered to all homes in the parish, which includes a summary of the plan. Further, 200 professionally produced copies of the plan will be made available to the public at the drop-ins and in the Library, and copies of the plan will also be sent to all Statutory Consultees and other local towns and villages.
- The NHP website will include details of the plan and a response form, and presentations will be made to local clubs and societies.
- The work involved in getting this far has been immense and I am very grateful to members of the Delivery Group and the Stakeholder Group for their contributions.
- in particular to address the challenges and imposed by Shropshire Council.
Within the budget the Council has these funds to
- Recruit to a new role of Highway Technicians of the Outdoor Team, whose job will be drains and leaves, storm clearance, winter maintenance (including ice clearing footpaths and bridleways)
 - Deploy additional funds to buy specialist equipment to support the Highway Technicians
 - Fund an additional £20,000 to top up the Devolution of Services Earmarked Fund
 - Continue funding £90,000 a year to Swimming Pool and Library under contract negotiated last year, including £5,000 a year from the Friends of the Pool
 - Provide £7,500 to maintain the tennis courts in Sandford Avenue
 - Will be offset by playing fees
 - Use £4,000 to install CCTV cameras to increase safety and help reduce crime
 - Increase funds for tree maintenance
 - Increase funds for Christmas trees
 - Increase funds for Youth Service
 - Establish a central budget for Family Fun Day
 - Work in partnership with the Police to establish a Public Space Protection Order and all over the Longbridge area with bonfires and anti-social behaviour
 - Increase reserves set aside for the purchase of an extra £7,000
 - Support Communities First in the refurbishment of the village hall signage, £9,000 has been allocated
- Taken together the next year will be £743,000 greater than the previous year's £719,000. The increased income of significant grants for the refurbishment of the village hall reflected in the high level of expenditure.
- Budgeted expenditure for the next year is £46,000 (7%) to fund the project from £626,000 to £672,000.
- The impact of the project is estimated at £25.74 a year per household, an average of 8.6% of the council tax.
- This increase in expenditure is due to last year who survey voted to
- MAY 2020

- www.csneighbourhoodplan.com website
- Email and telephone support
- Professionally designed hard and soft copies of the plan available



200 hard copies of the NHP and Local Green Space analysis were produced for use at drop ins and for wider use particularly by elderly residents

- 120 statutory consultees and other councils contacted and provided with a soft copy of the plan

A total of 143 written responses were received across all channels and these are analysed in detail below. The full text of every comment is included together with a record of the discussions and details of any proposed changes. All original responses have been carefully archived and personal details redacted, with contributors being allocated a reference number which would allow cross-referencing if the need ever arose.

Conclusions

The Strettons Neighbourhood Plan Regulation 14 consultation was carefully planned to offer the greatest opportunity to residents to see their Neighbourhood Plan, to ask questions and to comment. The key objective of the consultation was to ensure wide and transparent access and in this respect the 104 attendees, the 143 written responses and the wider comments and wishes of support are the best evidence of the success of the consultation.

As a direct result of the consultation 17 substantive amendments have been made to policies in addition to typographical and other corrections. Further, several changes to background sections, for example the 'Basic Conditions' section, have been made to update changes in legislation and National Policy (NPPF). The core changes to policies have all been proposed by residents, each of which makes the plan better, each of which helps the community to own its Neighbourhood Plan. We are grateful to have received every comment.

The plan is overwhelmingly supported by residents (with the only negative feedback being from a developer) and whilst 17 amendments have been incorporated, the basic messages of protecting the environment and building the right homes in the right place at the right price are widely supported.