



Shropshire Council Site Allocations and Management of Development (SAMDEV) Plan

Main Modifications consultation

1 June 2015 – 13 July 2015

For Shropshire
Council use

Respondent
no:

Main Modifications Consultation Form

The SAMDev Plan Schedule of Main Modifications includes a series of changes to the published SAMDev Plan. These suggested changes are being consulted on for a period of six weeks. For advice on how to respond to the consultation, and how to fill in this form please see the guidance notes on the Council's SAMDev Plan website at: <http://shropshire.gov.uk/planning-policy/samdev-examination/main-modifications-consultation/>.

Submitting comments:

Please fill in this form and return:

- Via email to: Programme.Officer@shropshire.gov.uk
- By posting to: Daphne Woof - Programme Officer
c/o Planning Policy Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
- Comments must be received by 5pm on 13 July 2015. **Comments received after this time will not be accepted and will not be considered by the Inspector.**
- Please fill a separate for each Main Modification you are commenting on.
- Please clearly identify which Main Modification your comments refer to using the reference (i.e. MM1, MM2 etc) in the SAMDev Plan Schedule of Main modifications.
- Please do not repeat your previous comments as these have already been considered by the Planning Inspector. **Comments will only be considered that refer to a change as shown in the SAMDev Plan Schedule of Main Modifications.**

Shropshire Council SAMDev Plan Main Modifications Response Form

- All comments received on the proposed changes within the time period will be considered by the Planning Inspector as part of the examination of the SAMDev Plan. The Inspector may wish to contact you to discuss your comments and concerns, prior to concluding the formal examination into the Plan.
- The personal information will only be used for purposes related to the consultation and the SAMDev Plan examination. 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. However other information will be shared with the Planning Inspector.
- The information relating to your comments on the Main Modification (Part B) will be published on the Shropshire Council SAMDev Plan examination webpage.

A) Your details:

1) Who is making this representation?

| | |
|-------------------------------|-----------------------------------|
| Name: | Steve Briggs (Agent) |
| Organisation (if applicable): | Savills incorporating Smiths Gore |
| Address: | |
| Email: | |
| Telephone: | |

Client's details (only applicable if you are acting as agent on behalf of another person or business)

| | |
|-------------------------------|------------------------------------|
| Name: | Hereford Diocesan Board of Finance |
| Organisation (if applicable): | |
| Address: | Contact Agent |
| Email: | Contact Agent |
| Telephone: | Contact Agent |

B) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

1) Please give the Main Modification reference your comment relates to.

Main Modification reference - **MM3 & MM6**

2) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|-------------------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input type="checkbox"/> |

3) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

Modifications demonstrate that the Policy MD1 has not been positively prepared – overlooking settlements suitable for sustainable development. See report for more detail.

Continue on a separate sheet if necessary

- 4) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Additional named Community Hubs / Clusters - Please see report for detail.

Continue on a separate sheet if necessary.

Please note you should cover all the information, evidence and supporting information necessary to justify the representation and the suggested change. After this stage, further submissions will only be accepted at the request of the Inspector.

You must return this form by 5pm on Monday 13 July 2015.

You can e-mail it to:

Programme.officer@shropshire.gov.uk

Or return by post to: Daphne Woof - Programme Officer, c/o Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

The Programme Officer will acknowledge receipt of comments submitted by e-mail.

C) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

5) Please give the Main Modification reference your comment relates to.

Main Modification reference - **MM7 to MM10**

6) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|-------------------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

7) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

Policy does not recognise that viability is crucial to delivery. No provision has been made within the criteria amendments – see report for more detail.

Continue on a separate sheet if necessary

- 8) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Provide point that accounts for viability – please see report for more detail.

Continue on a separate sheet if necessary.

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D) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

9) Please give the Main Modification reference your comment relates to.

Main Modification reference - **MM19 to 20**

10) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|-------------------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input type="checkbox"/> |

11) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

Wording amendment required of criteria 1(iii) of policy MD4.

Continue on a separate sheet if necessary

12) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

'Class B or sui generis' should read "employment generating uses". – Please see report for more detail.

Continue on a separate sheet if necessary.

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E) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

13) Please give the Main Modification reference your comment relates to.

Main Modification reference - **MM40 to MM44**

14) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|-------------------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

15) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

Methodology of selection of Community Hubs / Clusters is flawed and does not comply with the principles of national planning policy. Please see report for more detail.

Continue on a separate sheet if necessary

16) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see report for more details.

Continue on a separate sheet if necessary.

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F) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

17) Please give the Main Modification reference your comment relates to.

Main Modification reference - **MM52**

18) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|-------------------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

19) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

Policy MD7b fails to provide detail on the full range of development which is appropriate within the countryside. Please see report for more detail.

Continue on a separate sheet if necessary

20) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Types of development include renewable energy and live-work units, which is supported by national policy. Please see report for more detail.

Continue on a separate sheet if necessary.

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G) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

21) Please give the Main Modification reference your comment relates to.

Main Modification reference - **MM64**

22) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|--------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input type="checkbox"/> |

23) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

HDBoF supports modification MM64 – Please see report for more detail.

Continue on a separate sheet if necessary

24) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

N/A.

Continue on a separate sheet if necessary.

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H) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

25) Please give the Main Modification reference your comment relates to.

Main Modification reference - **MM67**

26) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|-------------------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

27) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

Whilst MM67 provides clarity of what 'natural assets' might include, it fails to acknowledge the differing levels of importance and significance, which is contrary to national policy. - Please see report for more details.

Continue on a separate sheet if necessary

28) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

At the end of criterion 1 should read:

“Consideration of the impact of any proposal and mitigation measures should be commensurate to the importance and significance of the natural asset”

Please see report for more detail.

Continue on a separate sheet if necessary.

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l) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

29) Please give the Main Modification reference your comment relates to.

Main Modification reference - **MM95 to MM110**

30) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|-------------------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input type="checkbox"/> |

31) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

The methodology for designations of Community Hubs / Clusters in this area has not been positively prepared. – Please see report for more detail.

Continue on a separate sheet if necessary

32) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Report justifies the designation of Worthen and Brockton a Community Hubs and demonstrates that land south of Rectory Gardens, Worthen should be a suitable allocation. – Please see report for more detail.

Continue on a separate sheet if necessary.

Please note you should cover all the information, evidence and supporting information necessary to justify the representation and the suggested change. After this stage, further submissions will only be accepted at the request of the Inspector.

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J) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

33) Please give the Main Modification reference your comment relates to.

Main Modification reference - **MM124 to MM139**

34) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|-------------------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input type="checkbox"/> |

35) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

The methodology for designations of Community Hubs / Clusters in this area has not been positively prepared. – Please see report for more detail.

Continue on a separate sheet if necessary

36) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Report justifies the designation of Wistanstow as a Community Hub and demonstrates that land adjoining the Rectory, east Wistanstow should be a suitable allocation. – Please see report for more detail.

Continue on a separate sheet if necessary.

Please note you should cover all the information, evidence and supporting information necessary to justify the representation and the suggested change. After this stage, further submissions will only be accepted at the request of the Inspector.

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A) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

1) Please give the Main Modification reference your comment relates to.

Main Modification reference - **MM161**

2) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|-------------------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input type="checkbox"/> |

3) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

The details provided for the modification and the justification given is inaccurate when compared with our records. – Please see report for more detail.

Continue on a separate sheet if necessary

- 4) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

The 25% affordable housing provision should read 20%. – Please see report for more detail.

Continue on a separate sheet if necessary.

Please note you should cover all the information, evidence and supporting information necessary to justify the representation and the suggested change. After this stage, further submissions will only be accepted at the request of the Inspector.

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B) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

5) Please give the Main Modification reference your comment relates to.

Main Modification reference - **Policy S13 (no changes proposed)**

6) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|-------------------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input type="checkbox"/> |

7) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

The lack of designation of Community Hubs in Much Wenlock area is not justified. – Please see report for more detail.

Continue on a separate sheet if necessary

- 8) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Cressage should be designated a community hub and Land off Manley Road, Cressage is recommended as an allocated site. – Please see report for more detail.

Continue on a separate sheet if necessary.

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C) Your representations: What do you wish to object to/support?

Please use a separate form for each Main Modification you wish to comment on. Only comments relating to a proposed Main Modification will be considered.

9) Please give the Main Modification reference your comment relates to.

Main Modification reference - **MM182 to MM200**

10) Do you consider the proposed Main Modification addresses the following issues in relation to the policies concerned?

| | Yes | No |
|---------------------------------|--------------------------|-------------------------------------|
| Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| Positively prepared | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Justified | <input type="checkbox"/> | <input type="checkbox"/> |
| Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| Consistent with national policy | <input type="checkbox"/> | <input type="checkbox"/> |

11) If you have answered 'no' to any of the above please specify your reason for objecting below. You should make clear why the Main Modification is either not legally compliant and/or unsound having regard to whether the modification is not: positively prepared; justified; effective; or, not consistent with national policy. Please see guidance notes for explanation of these terms:

The methodology for designations of Community Hubs / Clusters in this area has not been positively prepared and Community Clusters suggested are demonstrated to be justified. – Please see report for more detail.

Continue on a separate sheet if necessary

12) Please set out what change(s) you consider necessary to make the SAMDev Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Land south of St John Baptist Church, Stapleton and Land west of the Rectory, Longden should be included as allocation sites. – Please see report for more detail.

Continue on a separate sheet if necessary.

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