

Dear Daphne,

Shropshire SAMDev – Schedule of Main Modifications

I am writing to express my concerns regarding some of the proposed amendments to Policy MD3 – Delivery of Housing Development (MM14 – MM18) in the Shropshire SAMDev Schedule of Main Modifications.

MM14

I am particularly concerned that **evidence of community support** has been deleted as a criterion to be taken into account in appraising planning applications for windfall housing development outside the settlement guidelines.

MM18

Whilst noting that all windfall developments will still need to be sustainable, I am very concerned by the deletion of Paragraph 4.22 stating that **the term "sustainable development" will be interpreted to include whether the development is within the settlement guideline**, as this would seem to relieve the planning authority of the obligation to consider the settlement guidelines when considering whether a development is sustainable or not.

In my opinion, both the above modifications should be withdrawn as they:

- Weaken and put at risk the localist approach to planned housing development, contrary to the NPPF and the Localist Agenda, much promoted by this Government.
- Introduce an unacceptable degree of uncertainty as to how windfall housing applications will be appraised in the future.
- Weaken the primacy of SAMDev in establishing where and how much development should take place in Shropshire over the next ten years.

Yours sincerely,

Richard Maddicott