



## 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](mailto: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:	Mr Adam Collinge
Organisation (if applicable):	Crestwood Environmental Ltd
Address:	
Email:	
Telephone:	

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

Name:	Mr Steven Birch
Organisation (if applicable):	JPE Holdings Ltd
Address:	
Telephone:	

**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 - MM:30
-------------------------------------

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

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Positively prepared	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Justified	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Effective	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Consistent with national policy	<input type="checkbox"/>	<input checked="" 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 Main Modification amends Table 5.2 to the following:

**Amend Table 5.2 to read:**

	Estimated Reserve *	Production Requirement	Shortfall
Operational Sites 2012 – 2026	4.36	-	
Unworked site commitments	4.60	-	
<b>TOTAL</b>	<b>8.96</b>	<b>11.48</b>	<b>2.52</b>

The previous version, we believe was more clear as shown below:

*Table MD5.2: Shropshire Sand & Gravel Reserves and Production 2012 – 2026 (million tonnes)*

	Estimated Reserve *	Production Requirement	Shortfall
<b>Operational and Committed sites 2012 – 2026</b>  (Including unworked site commitments of 4.6mt)	8.96	11.48	2.52
<b>Operational Sites only 2012 – 2026</b>	4.36	11.48	7.12

*\* The mineral which could be produced at maximum output during the period 2012 - 2026*

We believe that the change to the table makes the represented situation less than transparent, as whilst separately accounting for the reserves in unworked commitments, it still clearly seeks to include the reserves as part of the landbank and assumes these reserves will definitely be worked. This means the shortfall is only recognised as 2.52 million tonnes which is the evidence used to support the required level of proposed allocations.

The previously submitted table made clear that should the unworked site commitments remain unworked, there would be a shortfall of 7.12 million tonnes. By inference this indicates that the Council recognises that there could be a larger shortfall that the level of proposed allocations in the SAMDev would not cover.

This is the particular case in relation to Barnsley Lane (see accompanying representations in relation to MM28). As such, we believe the SAMDev Plan is not sound or positively prepared, unless specific wording be recognised in the plan stating what the Council intends to do should the unworked site commitments not become operational during the plan period. There also appears to be insufficient evidence to retain Barnsley Lane as an unworked site commitment, given that the permission resolution dates back to 2004 and we are unaware of any further representations supporting Barnsley Lane moving forward.

It is further noted that Minerals Planning Practice Guidance states that the length of time of a landbank is the “*sum in tonnes of all **permitted reserves for which valid planning permissions are extant**, divided by the annual rate of future demand based on the latest annual Local Aggregate Assessment. In calculating landbanks, **the term permitted reserve includes current non-working sites but excludes those sites where mineral working cannot take place until there has been a review of the planning conditions attached to their planning permission.**” Therefore we do not believe unworked site commitments with no extant planning permission can be included within the landbank, where evidence to the viability of the site (i.e. Barnsley Lane) being worked has not be sufficiently established. As such national policy indicates that further consideration be given to the need for more viable alternative allocations to make up the shortfall.*

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.**

Modification MM30 should be rejected and the previously submitted table MD5.2 largely retained.

The table should be amended so that it reads **Operational and Unworked Site Commitments 2012-2026 (unworked site commitments total 4.6mt)** in the 2<sup>nd</sup> row.

It can be made clear in the table that the shortfall of 7.12 million tonnes (3<sup>rd</sup> row) relates to “**should unworked site commitments remain unworked during the plan period**”.

Please refer to our representation on modification MM28 and MM33, in relation to our proposed actions and changes/additions to wording contained within the SAMDev Plan.

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:**

Shropshire Council SAMDev Plan Main Modifications Response Form

[Programme.officer@shropshire.gov.uk](mailto: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.**