



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:	Mr Bruce Armstrong-Payne DIP TP MRTPI
Organisation (if applicable):	
Address:	
Email:	
Telephone:	

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

Name:	Mr M Rodmell
Organisation (if applicable):	Princes Ltd
Address:	

Email:	
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: 121
--

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:

This objection is concerned with the proposed Main Modification MM121 set out on page 54 of the Schedule of Main Modifications to Shropshire Council SAMDevPlan published in June 2015.

The objection is submitted on behalf of Princes Ltd who operate a Water Bottling Plant in their premises at Church Stretton which is located close to land proposed for allocation as possible Residential under Reference CSTRO18 and for Employment purposes under Reference no ELR078.

Princes Ltd is the largest natural mineral water producer in the UK. At their Church Stretton premises they employ 34 local staff who undertake shift work providing a 24/7 production facility which produces some 5.5 million cases of bottled water every year. The business is one of the largest employers within the area of Church Stretton.

The Church Stretton Plant produces bottles of still and sparkling water. The business is governed by the Natural Mineral Water, Spring Water and Bottled Water Regulations which are very strict. For a water to be recognised as a natural mineral water, Princes have to provide two years evidence to the Regulating Authority that the water is free from contamination. The recognition is then published in the London and Edinburgh Gazettes and then in the EU Journal. Should there subsequently be a contamination issue with the water, there is a duty on the recognising authority to withdraw that recognition.

The Boreholes used at Church Stretton which extract the water for bottling are situated in close proximity to the allocated land and I attach a plan showing the proximity of the source boreholes for information purposes.

The land proposed for allocation has been the subject of recent planning applications under reference 15/01277 and 15/01276, Princes have lodged objections with Shropshire District Council to these applications and are currently awaiting a response to the detailed considerations they have raised.

The allocated land, as well as being within an AONB and beyond the boundary of the Church Stretton Conservation Area is also within a Groundwater Source Protection Zone which has been designated by the Environment Agency.

Princes Ltd have been in discussion with the Agency about the planning application and it is understood they are also concerned about the impact development of this land could have on the Water Protection Zone and have therefore raised an objection.

Princes are concerned about the possibility of their boreholes being compromised by any development on this land should it go ahead. They have, in order to assist the Council with regard to the planning applications, commissioned a report from their Hydrogeological Consultants and this has been passed to both the Council and the Environment Agency as part of this process.

Both Princes and the Agency have asked for more detailed information on the ground conditions around the allocated land which they consider is required before any decision can be made on the Planning Application.

Continued on separate sheet...

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.**

Princes Ltd would suggest that the proposal cannot be considered sound until such time as the appropriate information on ground conditions and, therefore, the impact on the Groundwater Source Protection Zone is properly assessed.

Princes Ltd preferred way of dealing with this would be to remove this allocation from the Local Plan.

An alternative approach would be to clarify exactly what information is required in order to properly assess the development potential of the site before any detailed proposal.

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.