



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:	
Organisation (if applicable):	Les Stephan Planning Ltd
Address:	
Email:	
Telephone:	

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

Name:	Morris Property
Organisation (if applicable):	
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 - MM121

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 checked="" 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:

Schedule 5.1a Allocated Housing Sites

The two sites referred to in Schedule 5.1a, CSTR018 (school site) and CSTR019 (rear of Oaks Road/Alison Road) are currently not deliverable:-

CSTR018 has unresolved land ownership problems, flood risk issues and technical problems regarding building on a protected water catchment area. Consequently, Shropshire Council has taken this site out of the 5 year land supply stating that development is unlikely to occur until 2020 at the earliest.

CSTR019 also has unresolved legal issues (the S106 remains unsigned). There are also questions regarding the viability of the site due mainly to the prohibitive cost of constructing an elevated access roadway to protect the TPO trees. Many commentators have expressed the opinion that there is insufficient development value in the site to cover the cost of the elevated roadway. Although Shropshire Council has stated in its June 2015 five year supply update that development on this site could commence in 2017, given the above mentioned constraints, there is considerable doubt that this will occur.

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.**

Unlike the above mentioned sites, the CSTR027 site has no legal or physical constraints to delivery, can come forward early and can contribute to the 5 year supply before 2020.

In the unlikely event that the CST018 (34 dwellings) and CSTR019 (34 dwellings) sites are developed within the current 5 year supply period there is still a shortage of allocated housing in the SAMDev of 99 dwellings.

For the reasons stated above site CSTR027 (Cwms Lane/New House Farm – 85 dwellings) should be reinstated in Schedule 5.1a in order that the SAMDev can achieve its aim of delivering the 169 dwellings for Church Stretton within the remaining plan period referred to in paragraph 4 of the explanation to Policy S5.

Without the inclusion of the CSTR027 site there is no prospect that the SAMDev can be said to be in accordance with Policy CS3 of the Core Strategy that around 500 dwellings should be provided in Church Stretton up to 2026. For this reason alone it can only be described as an “unsound” document.

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.

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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.