



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:	Helen Howie
Organisation (if applicable):	Berrys
Address:	
Email:	
Telephone:	

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

Name:	Richard Hodson
Organisation (if applicable):	Persimmon Homes & Charles Church (West Midlands)
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 - MM203: **changes to policy S18.1(5) for Whitchurch and new text in explanatory paragraph 5.184**, “In these circumstances the strategy recognises ~~land to the West of the town within the by-pass as offering a potentially suitable broad location for housing~~ there is available land adjoining the Whitchurch development boundary which offers potentially suitable broad locations for housing, and which is in keeping with the Whitchurch Town Plan”.
The Main Modifications document states these changes are, “To clarify that MD3 determines the approach to the release of further land for windfall development where appropriate”.

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 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 Main Modification supports proposed modifications to policy MD3, and is necessary to overcome the unsoundness of the Plan in relation to its inadequate justification of proposed allocations and exclusion of other sites, such as WHIT008. This Modification is also necessary to address the lack of sufficient windfall in North East Shropshire, required to ensure that the Plan is positively prepared and effective. Furthermore, the Modification is essential to ensure that the NPPF's 'presumption in favour of sustainable development' is applied.

There is recent evidence that this Modification fails to achieve these objectives. The site at Liverpool Road (WHIT008) was refused on 3rd July 2015 after the officer's report carefully considered SAMDev Plan policies. Paragraph 6.1.4 of the officer's report states: "*The Inspector's proposed modifications make no change to several highly significant areas of policy S18. Notably there are no changes proposed to the housing guideline for Whitchurch of 1,200 dwellings over the plan period; no change to the extent of the development boundary for the town; and, no change to the any of the proposed housing allocations. Importantly, and notwithstanding the representations made by the applicant in support of this site, the Inspector has chosen not to recommend the site for inclusion as a housing allocation. As such it is considered that significant weight can now be placed upon policy S18. Policy S18 does not allocate the application site for development and continues to place the site outside the development boundary. It is therefore considered that significant weight be given to policy Core Strategy CS5 given the site is located in the 'countryside' in policy terms, and that relevant policy constraints should apply.*"

The explanatory text to which MM203 refers is not mentioned in the officer's report in any way. Neither this explanatory text, nor the policy MD3 that it supports, had any bearing on the recent decision by the Council regarding a site in precisely the type of location that this modification is intended to influence.

It is apparent from the above officer's report and Shropshire Council's recent decision on the Liverpool Road site that the proposed modification is ineffective. Explanatory text is easily ignored (as demonstrated above) and therefore does not adequately address the soundness issues in the Plan. Consequently the Plan remains unsound.

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 Main Modification must be inserted into the **policy** instead of into explanatory text, in order to be effective in resolving the issues of soundness.

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.