

**SHROPSHIRE COUNCIL**  
**EXAMINATION OF THE SITE ALLOCATIONS & MANAGEMENT OF**  
**DEVELOPMENT (SAMDev) PLAN**  
**INSPECTOR'S INTERIM VIEWS**

1. To assist the examination process, I set out my interim views on whether I can lawfully consider the soundness of the Site Allocations and Management of Development (SAMDev) Plan without considering what is the objectively assessed need for housing, determined in accordance with paragraph 47 of the National Planning Policy Framework. I do so, having first considered the representations, hearing statements and the discussions and material submitted during the course of the examination in relation to this particular issue.
2. This is without prejudice to any final conclusions on the legal compliance and soundness of the submitted plan when the examination is completed.
3. The scope of the SAMDev Plan is solely to provide policies and to allocate sites to meet the requirements set out in the adopted Core Strategy. The SAMDev Plan is therefore giving effect to the Core Strategy. The statutory framework recognises that a development plan may be comprised of a number of different development plan documents. In this case, Shropshire Council must have regard to the adopted Core Strategy in preparing the subsequent SAMDev development plan document. Accordingly, part of my examination will need to ensure that the requirements set out in the Core Strategy are met through the SAMDev Plan. Any assessment of the objectively assessed needs is, in my view, a matter for the Review of the Local Plan which the Council intend to undertake.
4. I find support for this approach in the case of *Gladman Development Limited v Wokingham Borough Council* [2014] EWHC 2320 (Admin), in particular paragraphs 58 – 72 of that High Court judgement.
5. It may well be that the Core Strategy needs up-dating to reflect an up-to-date objectively assessed need. Indeed, as indicated, the Council has made an undertaking to carry out a review which will include the objectively assessed housing requirement and a review of the Green Belt boundary. An updated Strategic Housing Market Assessment (SHMA) has been carried out but this did not inform the Core Strategy. There is nothing in the statutory framework to suggest that a development plan document such as the SAMDev Plan cannot be adopted simply because the Core Strategy may need to be up-dated, potentially to include additional provision, including housing.
6. Paragraph 65 of the judgement clarifies that "*Properly read, ... the Framework does not require a development plan document which is dealing with the allocation of sites for an amount of housing provision*

*agreed to be necessary to address, also, the question of whether further housing provision will need to be made”.*

7. I have considered the Inspector’s Interim Letter in relation to Doncaster’s Sites and Policies DPD that I was referred to. In that case the Wokingham authority was still open to challenge. In addition, there was no commitment from the Council to carry out a review at that time, or indeed any indication about when a review may be forthcoming in the future. I have also considered the Inspector’s Interim report on the Cheshire East Borough Council Local Plan examination (dated 12 November 2014) referred to. However, in that case it is necessary for the Inspector to consider whether the Local Plan meets the full objectively assessed needs for housing as it is a document that is seeking to establish the objectively assessed need for the area, through the associated evidence base that underpins it.
8. Notwithstanding the views of some, I do not intend to suggest to the Council that the examination is suspended or the SAMDev Plan withdrawn. However, the Council may of course seek Counsel’s opinion should it consider it necessary.

Claire Sherratt

Inspector appointed to examine the SAMDev Plan

2 December 2014