



Shropshire Council Site Allocations and Management of Development (SAMDEV) Plan

**Pre-Submission Draft (Final Plan)
17 March 2014 – 28 April 2014**

Representations Form

Please note you can also make representations to the SAMDev Pre-Submission Draft using our online form via:

www.shropshire.gov.uk/samdev

This is a formal consultation on the legal compliance and soundness of the Site Allocations and Management of Development (SAMDev) Plan before it is submitted to the Secretary of State for examination by an Independent Planning Inspector. For advice on how to respond to the consultation and fill in this representations form please see the guidance notes available on the Council's website at www.shropshire.gov.uk/samdev.

Your details: Who is making this representation?

Name:	Stuart Field
Organisation (if applicable):	Barton Willmore LLP
Address:	Regent House, Prince's Gate, 4 Homer Road, Solihull, B91 3QQ
Email:	stuart.field@bartonwillmore.co.uk
Telephone:	0121 711 5151

If you are acting as an Agent, please use the following box to tell us who you are acting for:

Name:	
Organisation (if applicable):	Gallagher Estates
Address:	c/o Agent
Email:	
Telephone:	

Your Representations

Please note, you must use a separate form for each representation you wish to make.

(Please refer to the accompanying Guidance Notes on Making Representations when completing this section)

In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

Policy S15.1 – Shifnal Development Strategy

Is your representation in support or objection? (please tick as appropriate)

Support	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Object	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

Legally compliant	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

If your representation considers the SAMDev Plan is not sound, please say whether this is because it is not (*Please tick all that apply*):

Positively prepared	<input checked="" type="checkbox"/>
Justified	<input checked="" type="checkbox"/>
Effective	<input type="checkbox"/>
Consistent with National Policy	<input checked="" type="checkbox"/>

In the box below please specify your reason for supporting or objecting.

If you are objecting, you should make clear why the document is unsound having regard to the issues of 'legal compliance' or whether the document is not positively prepared, justified, effective or not consistent with national policy (Continue on a separate sheet if necessary).

We object to the revised housing target of 1,250 dwellings in Shifnal for the plan period 2006-2026. Firstly, it is highlighted that the SAMDev has taken so long in its preparation such that the housing target against which it is proposing to plan is now out-of-date having been settled prior to the publication of the NPPF and thus prepared against a backdrop of the now abolished Regional Spatial Strategy.

It is noted that the housing target for Shifnal has been reduced from 1,600 dwellings to 1,250 dwellings to account for the deletion of the Uplands site. However, with reference to the comments made above, the Plan should continue to be planned positively and thus the numbers should not be reduced and instead additional land

should be identified. Separate representations are made in respect of suggest additional land to accommodate this shortfall.

The Shropshire Core Strategy sets out a housing target of up to 3,025 – 3,575 dwellings for the Eastern sub-area (Policy CS1), which includes the key settlement of Shifnal (as per paragraph 1 of this submission, we consider this target is now out of date). As part of our representations to the Revised Preferred Options in July 2013, we considered that the SAMDev document should, as a minimum, aim to meet the aspirations of the Core Strategy and do to this there is a need to increase the amount of residential development planned for in Eastern sub-area through the identification of additional sites.

In respect of additional site promotion, Gallagher Estates control land currently identified as safeguarded land to the south east of Shifnal. The land has been comprehensively masterplanned to link with the development of the current preferred option site (subject of a current planning application with an Officer recommendation for approval) and is capable of delivering a further 200 dwellings. Clearly as a safeguarded site, the land is in principle suitable for development and will ensure a comprehensive approach to development within the Town. Technical work has been completed by the Gallagher consultant team to demonstrate that this site is capable of being delivered within the plan period and that the necessary infrastructure can support the development of this site.

Please use the box below to explain the changes you think should be made to the SAMDev Plan in order to make it legally compliant or sound? You should explain your suggested revisions to the policy, paragraph or section of the Policies Map, and why this change would make the plan legally compliant or sound. Please be as precise as possible (Continue on a separate sheet if necessary)

The housing target for Shifnal should revert to 1,600 dwellings as a minimum however the overall housing target needs to be reviewed as a result of the time lapse between preparation of the Core Strategy and the publication of this document.

Land East of Thomas Beddoes Court, as identified on the attached plan, should be allocated for 200 dwellings.

Please be sure that you have provided all the information necessary to support your representations and any changes you are proposing. After this stage you will not be able to make any further representations about the SAMDev Plan to Shropshire Council. Any further submissions will only be possible at the invitation of the Inspector conducting the examination, who may seek additional information about the issues he/she has identified.

Do you consider it necessary to attend and give evidence at the examination?

Yes, I wish to give evidence about my representation at the examination.

☒

No, I wish to pursue my representations through this written representation.

☐

If you wish to attend the examination, please explain why you think this is necessary in the box below:

Gallagher Estates are jointly responsible for delivering two strategic sites in Shifnal. They have also made multiple submissions to the SAMDev.

Do you wish to be notified of any of the following? *Please tick all that apply. We will contact you using the details you have given above.*

When the SAMDev Plan has been submitted for examination	✓
When the Inspector's Report is published	✓
When the SAMDev Plan is adopted	✓

Please return this form by 5pm on Monday 28 April 2014

You can e-mail it to:

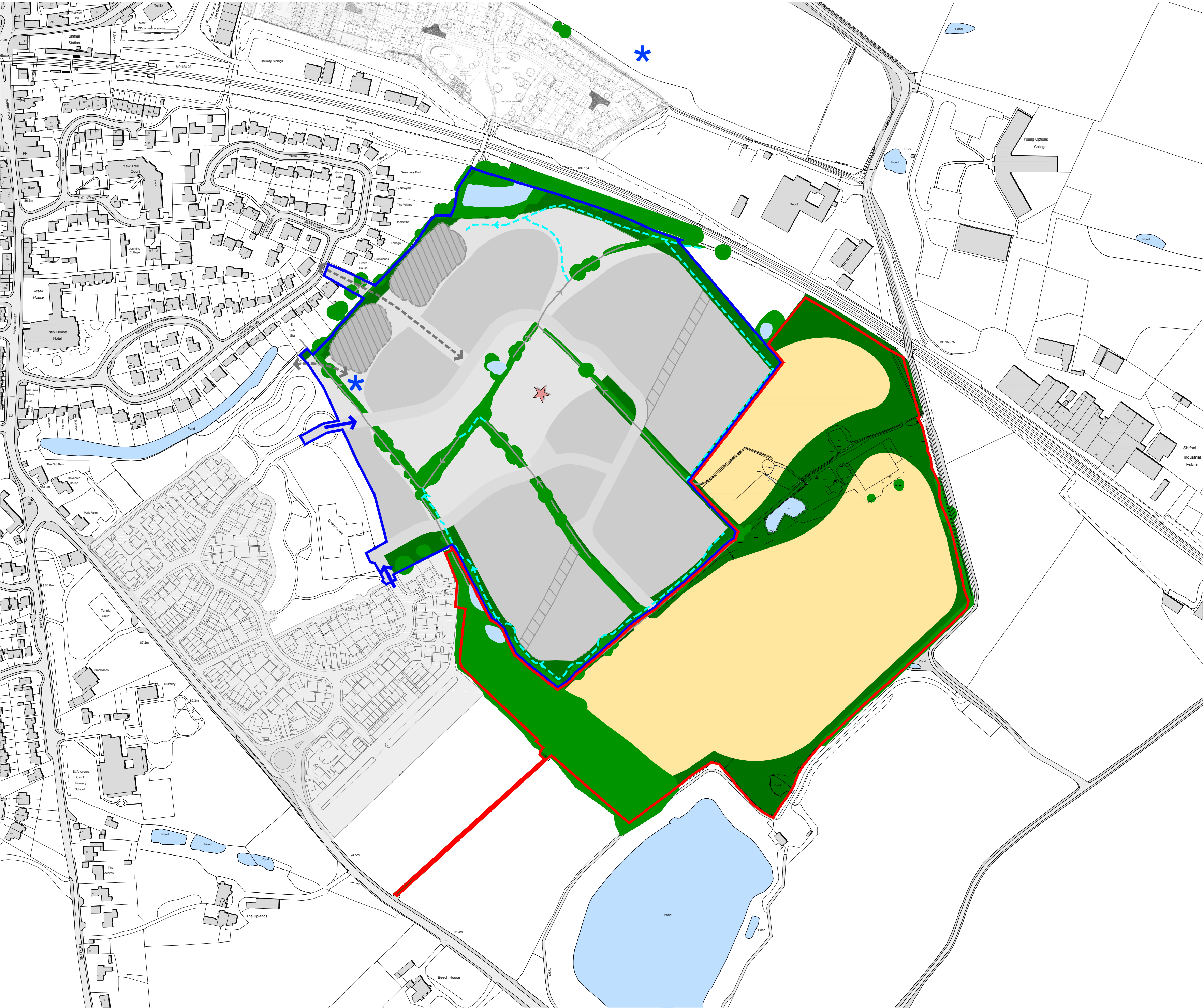
Planning.policy@shropshire.gov.uk

Or return it to: Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Please note, we will acknowledge receipt of representations made by e-mail.

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. 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. By submitting a representation on the Pre-Submission SAMDev Plan you confirm that you agree to this.



The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd

- Site Boundary
- Residential Development
- Landscape Buffer
- Retained Existing Hedgerows/ Trees
- Existing Ponds

Project
LAND EAST OF THOMAS BEDDOES COURT,
SHIFNAL, SHROPSHIRE
Drawing Title
SAMDEV POLICY PLAN

Date 28.04.14	Scale 1:2500@A2	Drawn by M.S.	Check by K.V.
Project No 17852	Drawing No RG-M-33	Revision -	

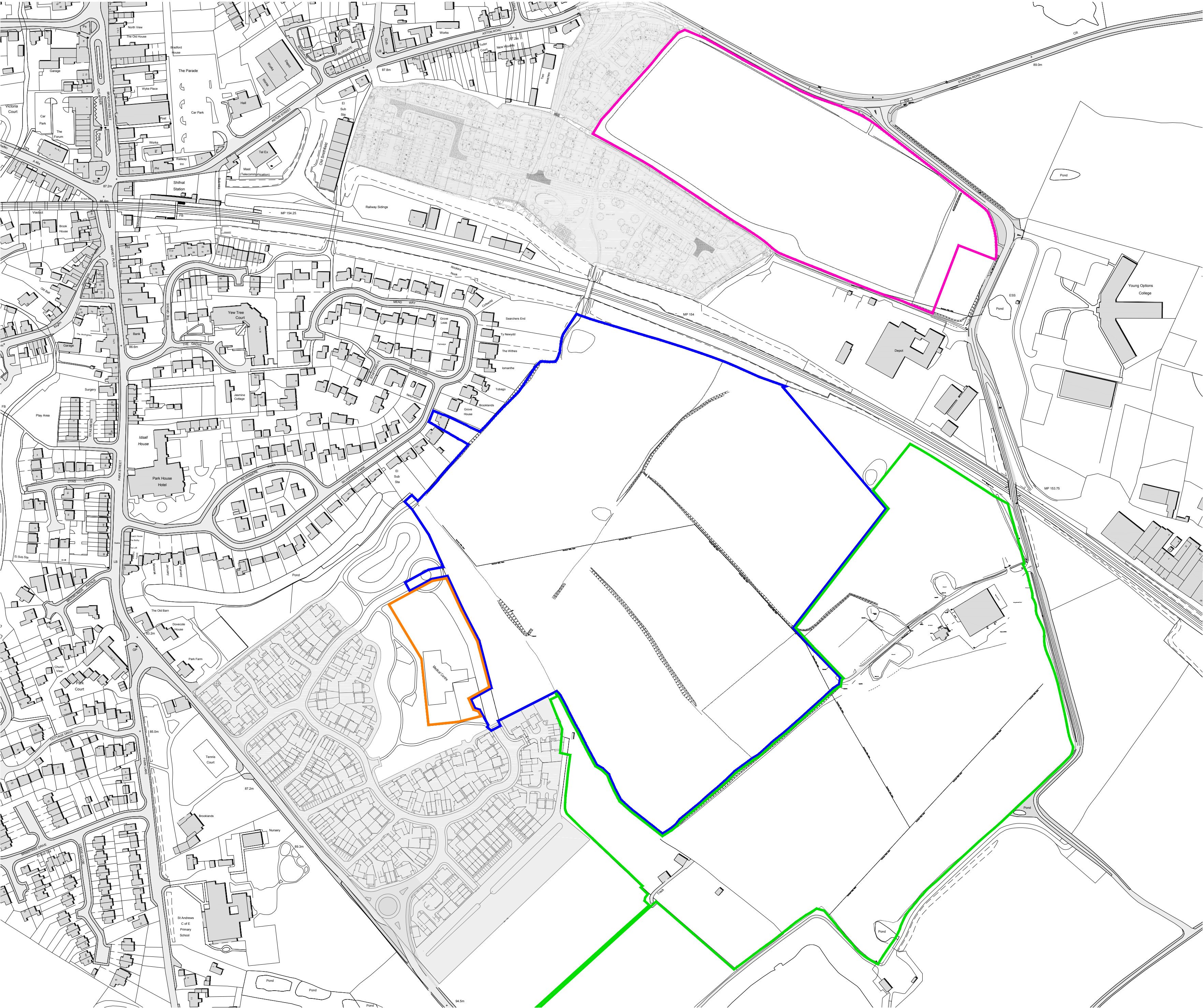
0 20 40 60 80 100m

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- Land North of Wolverhampton Road (Shif006)
- Land South of Stanton Road (Shif004a and 004b)
- Land East of Thomas Beddoes Court (Gallagher Estates)
- Land North of Thomas Beddoes Court (Taylor Wimpey North Midlands)

Project
SHIFNAL, SHROPSHIRE

Drawing Title
LOCATION PLAN

Date 28.04.14	Scale 1:2500@A2	Drawn by M.S.	Check by K.V.
Project No 17852	Drawing No RG-M-34	Revision -	

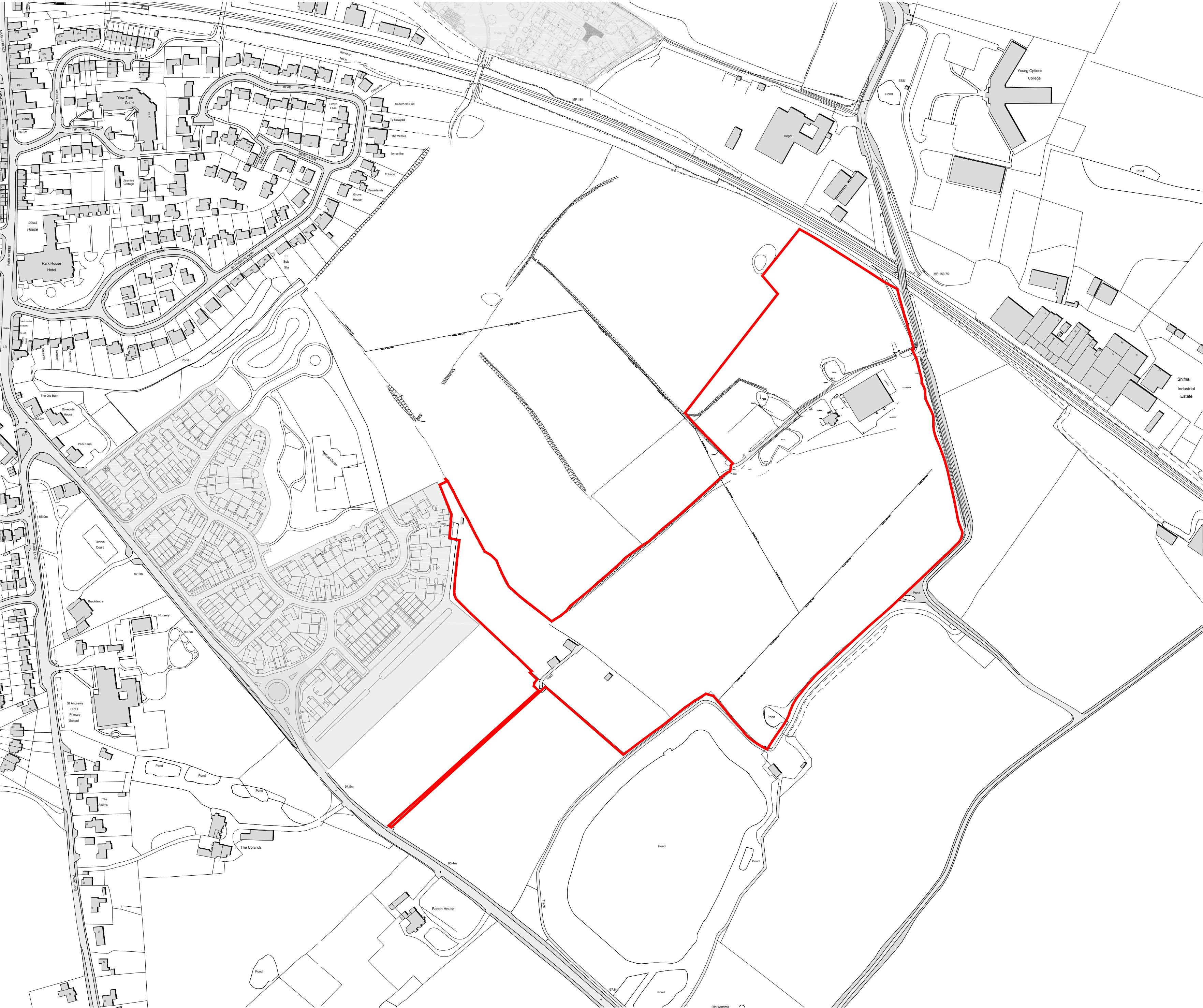


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Land East of Thomas Beddoes Court

Project
**LAND EAST OF THOMAS BEDDOES COURT,
SHIFNAL, SHROPSHIRE**

Drawing Title
LOCATION PLAN

Date
28.04.14

Scale
1:2500@A2

Drawn by
M.S.

Check by
K.V.

Project No
17852

Drawing No
RG-M-35

Revision
-

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