



For Shropshire
Council use

Respondent
no:

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:	Paul Slater, Senior Planner
Organisation (if applicable):	Kemp and Kemp
Address:	1-3 Ock Street, Abingdon on Thames, Oxfordshire OX14 5AL
Email:	pslater@kempandkemp.co.uk
Telephone:	01865 240001

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

Name:	Lands Improvement Holdings
Organisation (if applicable):	
Address:	
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 MD2 Sustainable Design

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 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).

Please see attached representations

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)

Please see attached representations

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:

Lands Improvement Holdings ("LIH") is in negotiations with landowners to purchase land which forms part of the Shrewsbury South Sustainable Urban Extension (SUE) and is currently preparing a planning application for development which is in accordance with the principles set out in the Council's Adopted Masterplan. LIH, therefore, has a significant interest in the Site Allocations and Management of Development Plan and considers it necessary to attend the examination.

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	<input checked="" type="checkbox"/>
When the Inspector's Report is published	<input checked="" type="checkbox"/>
When the SAMDev Plan is adopted	<input checked="" type="checkbox"/>

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.

SHROPSHIRE COUNCIL
SITE ALLOCATIONS AND MANAGEMENT OF DEVELOPMENT
(SAMDEV) PLAN

PRE-SUBMISSION DRAFT (FINAL PLAN)

SUBMISSIONS ON BEHALF
OF
LANDS IMPROVEMENT HOLDINGS

APRIL 2014



INTRODUCTION

1. This submission is made in response to the Pre-submission Draft Shropshire Site Allocations and Development Management Plan ("SAMDev plan") and is made on behalf of Lands Improvement Holdings ("LIH"). LIH is in negotiations with landowners to purchase land which forms part of the Shrewsbury South Sustainable Urban Extension (SUE) and is currently preparing a planning application for development which is in accordance with the principles set out in the Council's Adopted Masterplan.
2. LIH supports the allocation of the Shrewsbury South SUE in the SAMDev plan and welcomes the support it has received from the Council regarding the bringing forward of proposals to fully deliver the development within the plan period. There are, however, a number of matters arising from the SAMDev plan as drafted on which LIH wish to comment. These are dealt with in the various representations made.

PLAN SECTION: Policy MD2

SUPPORT OR OBJECT: OBJECT

SOUNDNESS TESTS FAILED: Not justified, not consistent with national policy

3. Policy MD2 states that for a development proposal to be acceptable it should "*achieve local aspirations for design, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.*"
4. LIH considers that this design requirement is too prescriptive and inconsistent with NPPF paragraphs 59 and 60, which state that design policies should avoid unnecessary prescription and should not attempt to impose architectural styles or particular tastes or stifle innovation. It is further noted that Core Strategy Policy CS6 (bullet 4) only requires development to have regard to local design guidance.
5. With the exception of those in Neighbourhood Plans, the local aspirations for design would not be required to be independently tested and examined. Outside of a development plan document, local aspirations for design would also not be subject to assessment with regard their impact on development viability as required by NPPF paragraph 173. It is not, therefore, appropriate for Policy MD2 to require developments to achieve untested design aspirations as to do so would be unjustified and inconsistent with national policy.
6. LIH, therefore, considers that a more flexible wording of Policy MD2 is required in accordance with national policy, in that development may have regard to local aspirations for design but should not be under an obligation to achieve them.

Change sought to the plan

7. Amend paragraph 1. of Policy MD2 as follows:

Policy MD2 – Sustainable Design

Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

1. **Have regard to** ~~Achieve~~ local aspirations for design, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans....

8. In accordance with the above, the supporting text to Policy MD2 also requires amendment by deleting the last part of the last sentence of paragraph 4.7 as follows:

4.7 Delivering well designed places appropriate to the local context is a key part of creating sustainable communities. Shropshire's localised planning approach recognises that each place has its own characteristics not only visually in the built and natural environment but also in terms of how each place functions, which provides a local sense of identity. Understanding this local context and evaluating the constraints and opportunities that are present is an important part of the design process for any new development. Community led guidance needs to inform the design of development, ensuring that it appropriately maintains and enhances the location's sense of place ~~and delivers local aspirations through design, wherever possible;~~