

Hubs & Clusters: Note on Requested Amendments & Withdrawals

1. The Inspector has requested a note clarifying the Councils stance in relation to late requests (post-submission) from parish councils in Stoke Heath; Woore; Tyrley & Woodseaves; and Great Ness and Little Ness to withdraw or change status;
2. The Inspector has pointed out that she is unable to recommend 'Main Modifications' to improve the Plan. Main Modifications can only address matters of soundness. Shropshire Council considered the draft Plan as submitted to be 'sound' and unless formal representations challenging its soundness, prompt a recommendation for main modifications, there is no mechanism by which further changes can be achieved at this stage of the Plan making process;
3. In the case of Stoke Heath, Stoke upon Tern Parish Council, whilst they did not make any formal representation at Final Plan stage, have subsequently indicated that they would like to amend the proposed Hub to form a Cluster including additional settlements in the parish and allocating an additional site. They also wish to amend the existing development strategy for the hub to clarify that development outside the proposed site allocations will be restricted to conversions and exceptions such as affordable housing. An amended form of the existing Plan text, reflecting these changes has previously been forwarded to the Inspector. Subsequent to this, the Parish Council has made a formal application under the Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012 for designation of a Neighbourhood Plan area for Stoke upon Tern Parish.

Shropshire Council Recommendation: The Plan is considered sound as submitted and cannot therefore be amended in the absence of a formal representation regarding 'soundness' issues. However, proposals for the preparation of a formal Neighbourhood Plan will provide an appropriate mechanism to amend the development strategy;

4. Woore Parish Council, whilst they did not make any formal representation at Final Plan stage, have subsequently written to request that the Hub status of Woore be amended to that of 'countryside'. This request has previously been forwarded to the Inspector.

Shropshire Council Recommendation: The Plan is considered sound as submitted and cannot therefore be amended in the absence of a formal representation regarding 'soundness' issues;

5. In the case of the Tyrley and Woodseaves Cluster in the parish of Sutton upon Tern, a range of soundness issues were raised in formal representations and during discussion at the Examination hearing on the morning of Tuesday 16th December. These have subsequently been reinforced by in principle highway objections to current planning applications on Sydnall Lane, which suggest that the access from Sydnall Lane on to the main road is substandard and any additional development using this junction cannot therefore be supported;

Shropshire Council Recommendation: In light of the issues highlighted above, the Council would not object to any recommendation to remove the cluster from the draft Plan on soundness grounds;

6. Great Ness and Little Ness Parish Council, whilst they did not propose a change of status as part of their formal representations at Final Plan stage, have subsequently written to request that the currently proposed Community Cluster (S16.2[ix]) of Great Ness, Little Ness, Wilcot, Hopton/Valeswood, Kinton and Felton Butler be amended to Open Countryside. This request has previously been forwarded to the Inspector.

Shropshire Council Recommendation: The Plan is considered sound as submitted and cannot therefore be amended in the absence of a formal representation regarding 'soundness' issues;