

Schedule of Homework / Changes Agreed at Hearings

Key: Green Documents submitted on 16 January

Orange/Yellow – Items outstanding

Matter / Issue	Inspector Request / Agreed Change	Action Completed
Matter 1/Matter 2: Early Review of Plan	Commitment to a review of the Plan and clarification of its scope (to include housing need and Green Belt boundary review).	<p>The Council wrote to the Inspector on 18th November to confirm that a Plan review as described in the Draft LDS 2015-2018 will begin in late 2015.</p> <p>In line with NPPF (153) a Local Plan can be reviewed “in whole or in part to respond flexibly to changing circumstances”. This review will include housing requirements (including objectively assessed need), employment land requirements, the distribution of development and a review of Green Belt boundaries, as part of the consideration of strategic options to deliver new development in the next Plan Period which is likely to be 2016-2036. An additional paragraph will be inserted to the SAMDev Introduction to signpost the LDS and explain the approach to a review.</p> <p>With regard to a Green Belt review, paragraph 4.47 under SAMDev policy MD6 will be amended to refer to the Local Plan review rather than "next plan period" as at present.</p> <p>At paragraphs 4.3, 4.16 and 4.20 text will be amended to refer to “a review of the Local Plan”.</p>
Matter 1: Duty to Co-operate	Letter signed by Michael Barker of Telford & Wrekin Council	Clarified during the Hearing session
Matter 2: Consistency with ‘around 27,500 new dwellings’	Review of SAMDev Plan wording to ensure consistency with Core Strategy Policy CS1 wording which indicates a target of delivering ‘around 27,500 new dwellings’.	The two existing references in SAMDev to 27,500 homes which are on Page 16, Table MD1.1; and Page 24, MD3 para 4.16, will need to be amended or clarified to refer to ‘around’ 27,500 to demonstrate consistency with CS1.
Matter 2: Counting of care home accommodation in need	Note to clarify if Core Strategy housing requirement/RSS evidence includes allowance for	Written update provided on 18 th November.

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for and supply of housing	care home/institutional accommodation needs and what being counted in 5 years' supply.	
Matter 2: 'Resolution to Grant' sites	Provide updated list of resolution to grant sites to ensure no double counting.	Written update provided on 18th November.
Matter 2: Lapsed Permissions	Provide information on permissions counted in 5 years' supply that have lapsed since 31 st March 2014.	The Council confirmed in the Hearing session that 31st March 2014 was the base date for sites counted, so new permissions for sites not already in the system were not being counted. On this basis, there is no need to consider permissions lapsing since 31st March. If submitting information on lapsed permissions, the Council would also wish to submit information on new consents granted. The Council will be collating this information as part of the update for 2015, but does not currently have the resources to do an interim review (which would include further site visits and other checks).
Matter 2: EV79 Appendix C	Clarify why the totals row of Appendix C of EV79 does not tally.	Written clarification and to both Appendices B and C update provided on 18th November.
Matter 2: Windfall allowance	Opportunity to comment on East Staffordshire Plan Examination Inspector's letter referred to by Barton Wilmore.	Written comment prepared and sent to Programme Officer 12 th December.
Matter 2: Policy MD3 wording	Put forward amended wording for Policy MD3 including to clarify positive stance on allocations and windfalls, to stress flexibility of settlement housing guidelines, and to remove ineffective clause 2 regarding renewals, consideration (iii) in clause 3 re evidence of community support), and reference to 'by the end of the Plan period' in clause 4.	Amended versions sent to Programme Officer on 14 th and 17 th November, with further amended version sent on 3 rd December following consideration of feedback from participants/interested parties.
Matter 3 : Gypsy and Traveller	Provide copy of appeal decision for Land opposite	Provided 12 th November - sent to Programme Officer

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Provision	Henlle Parks Golf Club	
	Carry out 4 week public consultation on GTAA and responses to questions set out in to Inspector's Interim Note 2 - Gypsy and Traveller Provision.	<p>The questions raised in the Inspector's note have been addressed and will be used to amend the GTAA for consultation during a 4 week period starting before the end of January 2015.</p> <p>Shropshire Council assume that the consultation should focus on the amended GTAA rather than the previously submitted document which will remain on our website.</p> <p>The Council would be grateful for the Inspector to confirm this approach is the correct course of action ?</p>
	Provide additional information on reasons for pitch vacancies & the likely future availability of pitches at Warrant Park Caravan Road 2	The Gypsy Liaison Officer has spoken to the Site owner and a note has been prepared in conjunction with the Gypsy Liaison Officer summarising the owner's intentions for the site. Note sent on 16 th January
	Provide details of relevant planning permissions for authorised sites in table 4.1a of the GTAA.	Work has been completed to research the planning history of private sites. Note and supporting documentation sent on 16 th January
	Schedule provisional date for further hearing session to consider consultation responses /test evidence further	Dependent on actions above. Also need to clarify with the Inspector whether she would like us to consult on a revised GTAA as opposed to the original submitted as evidence .
Matter 4: Policy MD5: Sites for Sand & Gravel Working	Update on progress with Wood Lane planning application and likely timetable for decision	An update was provided verbally to the Inspector during Hearings on the morning of Tuesday 18 November
Matter 5: Policy MD6: Green Belt	Inspector highlighted issues of consistency with NPPF in Matters questions	Amended Policy submitted as part of Matter 5 statement and considered at Green Belt hearing session.
Matter 6: Policy MD7(a) and (b): Managing Development	Amend Policy MD7(a) (1) to include wording from paragraph 4.55 on criteria for acceptability of conversions in the policy.	Amended version sent to Programme Officer on November 14 th . Tracked changes version of Policy sent to David Haston (Haston Reynolds) on 16 th January.

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in the Countryside		
	Amend wording of policies and Explanations to consistently refer to business or enterprise(s) (minor wording change).	Amended version sent to Programme Officer on November 14 th . Tracked changes version of Policy sent to David Haston (Haston Reynolds) on 16 th January.
	Add explanatory wording referencing affordable housing contribution & SPD paragraphs 4.56 & 4.58	Amended version sent to Programme Officer on November 14 th . Tracked changes version of Policy sent to David Haston (Haston Reynolds) on 16 th January.
	Amend explanatory wording para 4.58 to refer to 'relevant' rather than 'robust' financial tests	Amended version sent to Programme Officer on November 14 th . Tracked changes version of Policy sent to David Haston (Haston Reynolds) on 16 th January.
Matter 8 – Policy MD4: Managing Employment Development	LPA proposed change to Policy MD4, para 4.33, page 28 and for consistency Policy MD9, para 4.83, page 54 to read: “Other forms of development also include ‘employment generating’ uses. To be acceptable for development on portfolio sites, these other uses preferably should only provide products or services to other businesses or services to domestic properties (but not the sale of products) to remove the need for and should not require access for visiting members of the public.....”	Proposed change included in Post Submission Change Schedule on 05/12/14.
Matter 8 – Policy MD9: Protecting Employment Areas	Inspector directed that further evidence is required to justify protection of Shropshire Food Enterprise Park (SFEP) as an existing employment area: Does the land have a valid permission including 02/1429/O? Were English Heritage misled in their assumption that the land has permission in agreeing the Statement of Common Ground?	Legal advice on the weight to be attached to 02/1429/O and a Masterplan discharged under Condition 23 for SFEP indicates the permission may have lapsed in 2006 although being a ‘hybrid’ consent which commenced, in part. Advance infrastructure development of the site now constitutes established development. This excludes development completed under ‘hybrid’ consent within 02/1429/O for structural landscaping, highways access

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		<p>into Greenhills Business Park and an estate road extension in Battlefield Enterprise Park.</p> <p>PXP West Midlands, landowners of Greenhills Business Park informed of the planning issues identified through the SAMDev Examination and the possible effect on the designation of their land in the SAMDev Plan.</p> <p>Local Planning Authority considered policy options and implications for the appropriate designation of Greenhills Business Park in the SAMDev Plan in relation to the tests of soundness for Local Plans for the Hearing into Policy S16 – Shrewsbury.</p> <p>English Heritage (Kezia Taylerson) submitted interim statement to the Hearing into Policy S16 – Shrewsbury about the Statement of Common Ground with the Local Planning Authority (Appendix 1, pages 11-15). English Heritage stated they will:</p> <ul style="list-style-type: none"> • sustain an objection to the designation of Greenhills Business Park where the land does not have extant permission for employment use • consider information and evidence about this site • fully discuss the issues on this site and make appropriate recommendations on the principle of development because of its impact on the significance and setting of the Registered Battlefield • provide a view on the principle of development and / or whether mitigation measures incorporated in to the Local Plan may be appropriate <p>PXP West Midlands attended the Hearing into Policy S16 – Shrewsbury to represent their interest in Greenhills Business Park at the request of the Inspector.</p>

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		<p>Local Planning Authority to advise English Heritage of the deliberations at the Hearing into Policy S16 – Shrewsbury and to engage EH in final preparation and formal adoption of interim planning guidance for development within the setting of the Registered Site of the Battle of Shrewsbury.</p> <p>Local Planning Authority to respond by 16th January 2015 to Inspector’s question (originally expected on 19th December 2014) received on 5th January 2015 regarding the lawfulness of safeguarding serviced and engineered sites for employment use under Policy MD9 or the soundness of allocating the land at issue under Policy MD4.</p> <p>The Local Planning Authority received Counsel’s advice on 15th January 2015 which set out further work to be undertaken by the Authority to address the 5 questions set by the Inspector.</p> <p>The Inspector is advised that the Local Planning Authority still considers that the correct designation of the land in question would be to allocate the land under Policy MD4.</p> <p>It is proposed that the further work in relation to Questions 1 – 4 be undertaken in the week commencing 19th January 2015. It is then proposed to respond on Questions 1 – 4, to the Inspector by 23rd January 2015 setting out the circumstances for the potential protection of the land at issue under Policy MD9.</p> <p>In relation to Question 5, the advice received from Counsel is that the evidence base to justify allocating the land at issue would need to be identified for the</p>

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		<p>Inspector. Further, the Local Planning Authority would need to advise the Inspector on the 'soundness' of making such an allocation. The Local Planning Authority will require an extension of up to 4 weeks to satisfactorily address these issues for the Inspector. This may include the commissioning of further site investigations by the landowner requiring further discussions with the landowner on these matters.</p> <p>The Local Planning Authority would be grateful for the Inspector to confirm her support for the proposed course of action?</p>
Matter 9: Policy MD10(a): Managing Town Centre Development		<p>Tracked changes version sent to the Programme Officer on 19th Nov and circulated to the Inspector and Indigo Planning.</p> <p>All proposed changes to be dealt with as main modifications.</p>
	Ensure Programme Officer has letter from Ignis Asset re intention to redevelop Riverside Centre	The letter from Ignis Asset Management was sent as part of the response to Matters and Issues.
Matters 11/12: Policies MD12: The Natural Environment / Policy MD13: The Historic Environment / Matter 2: SPD's	Forward copies of the current 'working draft' versions of the Natural and Historic Environment SPD's to the Inspector	Forwarded via Programme Officer on 19 th December
Matter 15: Policy MD16: Mineral Safeguarding	Amend Para 4.151 (iii & xi) in response to Inspector concerns about changes originally agreed with the Coal Authority	Tracked changes text updated to reflect agreed changes
Policy S1 Albrighton	<p>Amend the proposed Green Belt restriction applied in the safeguarded land a snot in line with NPPF</p> <p>Amend Developemnt Guidelines to ALB002 and ALB003 to remove reference to a "high" proportion of one and two bed units sought in order to bring in</p>	Tracked changes version of the policy and explanatory text reflect the agreed changes and will be circulated to the Inspector and hearing participants on Monday 15 th December.

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	line with Albrighton Neighbourhood Plan Light	
Policy S2.2(i) Bucknell	<p>Inspector forwarded letter from Hawk Homes Limited dated 18 November 2014 supporting allocation of BUCK001 - Timber Yard / Station Yard, Bucknell and predicting a resolution to the waste water treatment issues through a negotiated agreement with Severn Trent Water and Environment Agency.</p> <p>Inspector informally asked for guidance from the LPA as to the relevance of the advice</p>	<p>Kembertons for the development consortium have been contacted to:</p> <ul style="list-style-type: none"> • Check the provenance of the advice • Request submission of technical evidence to STW and EA to meet the requirements for proof of 'no harm' to satisfy the requirement of HRA appropriate assessment to be undertaken by the Local Planning Authority. <p>The issue of further phosphate discharge in Bucknell from development will form part of the normal development management process. It is possible that the issue may have been overcome following further consideration by STW. Kembertons (for the applicant) need to provide further technical evidence to SC to prove that the phosphate discharge issues affecting Bucknell can be addressed in advance of improvements to the water treatment plant.</p>
Policy S2.2(iv) Lydbury North	Inspector requested circulation of supporting documentation submitted by Balfours for Plowden Estates for sites LYD007, LYD008 and LYD011	<p>Material provided to Inspector by email on 20/11/14.</p> <p>Material circulated to participants Mr P Needham and Mrs J Parker by email dated 05/12/14.</p>
Policy S3: Bridgnorth	<p>Housing Delivery Statement:</p> <p>Insert revised housing delivery trajectory for sites BRID001, BRID020a and BRID020b from the Deliverability Statement Section 5, para 5.5 submitted by Stansgate Planning for Tasley Estates Ltd.</p> <p>Deliverability Statement, Section 5, para 5.5 reads: <i>'The first residential completions are likely to be</i></p>	Council updating housing delivery database (ongoing exercise – not proposing to re-publish).

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	<i>end 2017. For development to be completed by 2026 a completion rate of about 63 dwellings per annum is needed. This should be achievable with completion rates in Bridgnorth running at about 100 dwellings per annum in recent years.'</i>	
Policy S3: Bridgnorth	Inspector directed LPA to check Tasley Estates objection to Policy S3.1, Schedule S3C showing the residual area of employment land at Chartwell Business Park at 4.6ha.	Objection withdrawn 24/11/14. Tasley Estates contended that the residual area was 2.5ha but now accept this revision does not account for further land within Chartwell Business Park owned by HCA.
Policy S5: Church Stretton	Delete paragraph from policy: 5.1.3 'release of further greenfield land for housing will be focused to the east of the A49'	Tracked changes text updated to reflect agreed changes.
Policy S7: Craven Arms	Inspector has directed that Policy S7.1, Schedule S7.1a, Land off Watling Street, Craven Arms (CRAV002), Provision should read: EXCEPTION SITE (and delete 25 dws).	Proposed change included in Post Submission Change Schedule on 05/12/14.
Policy S7: Craven Arms	Inspector has directed that Policy S7.1, Schedules S7.1a and 7.1b Development Guidelines should be amended to provide achievable guidance on landscaping these sites from views within the AONB. Proposed amendments to the Development Guidelines must be submitted to the Inspector for agreement.	Proposed changes circulated to the Inspector for agreement on 08/12/14. Proposed changes provisionally included in Post Submission Change Schedule on 08/12/14.
Policy S7: Craven Arms and MD3	Inspector has directed that a note be prepared of the LPA approach to the assessment of housing need to explain: The process for collating expressions of housing	A note will be prepared by the Council's Housing Enabling Team to establish an agreed position following any Judicial Review by Sibdon Carwood Parish Meeting.

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	<p>need for the waiting list</p> <p>The circumstances under which a Housing Need Survey would be undertaken</p>	
S10: Ludlow	Clarify permissions (duplication of planning applications) and specific site issues.	Explanatory note and tables showing comps /commitments for 2006-14 and permissions at 31 March 2014. Sent to Programme Officer on 15/12/14.
S11: Market Drayton area - Tyrley, Woodseaves (Sutton Lane) and Woodseaves (Sydnall Lane) Community Cluster	Provide an annotated version of schedules tabled by Mr and Mrs Dams relating to development in parish of Sutton-upon-Tern and the Tyrley, Woodseaves (Sutton Lane) and Woodseaves (Sydnall Lane) are a Community Cluster.	Draft annotated schedule updated following comments from Mr and Mrs Dams and forwarded to Programme Officer on 6 th January 2015.
S12:Minsterley & Pontesbury	<p>Patrick Downes of Harris Lamb to be supplied with a copy of Minsterley Flood Study carried out by Hyder for Shropshire Council.</p> <p>The Inspector asked (8th January 2015) for any comments from the Council on subsequently submitted information and comments from Harris Lamb and their consultants on flood issues.</p> <p>Feedback to be provided to the Inspector within 14 days.</p>	<p>David Edwards (Flood and Water Manager) emailed electronic copy to P Downes 16/12/14. Copy supplied to Programme Officer 18/12/14.</p> <p>Comments incorporating feedback from David Edwards sent to Programme Officer on 16th January to be copied to Harris Lamb and David Edwards.</p>
S13: Much Wenlock	Inspector has requested note on implications if any of the designation by the EA of Much Wenlock as a location at 'High Risk of Flash Flooding'	Response submitted on 16 th January
S16.1: Shrewsbury	Put forward amended wording in Schedule S16.1b for guidelines for employment site ELR006 to include reference to potential use of existing access from Battlefield Road.	Regarding site ELR006: Draft wording sent to ABP representative on 19 th November, with amended version sent to Programme Officer on 10 th December. Wording agreed with ABP: 'Development of southern part of site adjoining ABP premises subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site, and flood risk mitigation in relation to the Battlefield Brook'.

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		<p>In addition, for consistency, suggestion made of incorporating same wording in the guidelines for housing site SHREW095 and 115/ELR006 Land West of Battlefield Road in Schedule S16.1a. Agreed wording: 'Development for housing (northern part) and employment use (southern part) subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site.'</p> <p>Agreement with Inspector that the owners of the site (the Trustees of the Sundorne Estate for SHREW095/ELR006) should be consulted. Email sent to agents for the owners on 15th December, with comments invited – the agents rang to say that the owners were meeting and would be able to respond in the near future.</p> <p>Agents for SHREW115 emailed on 18th December, with comments invited (but this land has the benefit of an existing access and is not considered to be affected by the proposed change).</p> <p>Agents for Trustees and for SHREW115 both confirmed no objections to wording proposed. Wording sent to Programme Officer on 16th January.</p>
S16.1: Shrewsbury	Delete Clause 9 regarding new development on land west of Ellesmere Road, and amending paragraph 5.164 of the Explanation to incorporate safeguards to ensure that any development permitted could be required to make appropriate contributions to the delivery of the NWRR as part of a co-ordinated approach.	Wording agreed with agents for the promoters of the two sites west of Ellesmere Road who participated in the hearing session. Draft wording emailed to agents on 19 th December, copied to Programme Officer. Agreed revised wording sent to Programme Officer 16 th January.
S16.1: Shrewsbury	Amend wording in Schedule S16.1a for site SHREW027 – Land at Weir Hill Farm/Robertsford	Draft wording agreed with the agent for the landowners/promoters of the allocation sites. Draft

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	House, Preston Street and land off London Road with a view to clarifying the nature of the link between the Preston Street and London Road sites, and to giving more flexibility on the number of houses to be accessed off Preston Street	wording sent to agent on 19 th December, copied to Programme Officer. Agreed revised wording sent to Programme Officer 16 th January.
S1-S18: SAMDev Plan sites and other sites referred to by the Council in evidence including specifically in the Shrewsbury, Wem, and Whitchurch areas.	Inspector asked to be kept up to date regarding the planning status of SAMDev Plan allocation sites and the outcome of current planning applications, referred to in matter statements or hearings sessions for the various settlements, which are due to be determined in January 2015.	Note submitted to Inspector 16 th January. Further table of sites sent on 16 th January.
Matter 2, Issue 3 - Monitoring Framework	Provide indication of policy 'trigger points' for when action might be needed and indication of likely responses.	Update to monitoring framework and proposed amendments to Plan Introduction submitted to Inspector 16 th January
Matter 1, Issue 1: MD1	To prepare note/response to Ministerial announcement regarding affordable housing contributions on sites of less than 10 dwellings and any implications for SAMDev Plan.	Note submitted to Inspector 16 th January
Matter 2 Issue 1 Q4 Hubs and Clusters – Market Drayton area: S11.2(vi) – Stoke Heath S11.2(vii) – Woore S11.2(viii) – Tyrley etc	A note clarifying the Councils stance in relation to late requests (post-submission) from PCs to withdraw or change status.	Note submitted to Inspector 16 th January