



25 APR 2014

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:	Joyce Jones
Organisation (if applicable):	
Address:	
Email:	
Telephone:	

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

Name:	
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:

MD3 – Managing Housing Development

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 checked="" 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	
Justified	
Effective	
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).

A number of changes are needed to Policy MD3 to make it sound.

Part 3 of the policy needs to be deleted and replaced by a paragraph saying that where a settlement has enough completions and existing planning permissions to meet its specific requirement then no more housing should be allowed.

The NPPF talks about objectively assessed housing needs and the Plan has identified these with the overall housing requirement for Shropshire through the independently tested Core Strategy. Having done this there is no requirement in the NPPF to go beyond objectively assessed needs.

The policy is far too weak on protecting towns and villages from unwanted and unneeded housing development. I disagree with the assertion in SAMDev Paragraph 4.20 that if Shropshire cannot demonstrate a 5 year supply of housing sites then sustainable housing development can take place beyond settlement boundaries because it all depends on the type of policy. There is now a body of appeal decisions that show that if a policy does something else other than preventing housing taking place outside of settlement boundaries then it is not necessarily out of date under Paragraph 49 of the NPPF.

To avoid the Council simply rolling over all the time on the 5 year supply issue, Policy MD3 needs to include references to:

- protecting the intrinsic value of the countryside;
- protecting the landscape;
- preventing development on the best and most versatile land because it is of national importance (according to Natural England only 21% of all farmland in England is Grade 1 and 2); and,
- protecting land that is seen by local people as having important amenity value.

For the latter this does not need to be land of high landscape value rather that land which is important to local people, be it in public or private ownership.

The NPPF says the planning system should recognise the intrinsic character and beauty of the countryside; and where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. The changes to Policy MD3 would be in line with the NPPF; whereas without them the policy is not fully reflecting the NPPF and thus not consistent with national policy.

Core Strategy Policy CS5 states that new development will be strictly controlled in accordance with national policies protecting the countryside. As to be expected this principle of controlling development outside of settlement boundaries is then followed through to SAMDev Policy MD7a (Managing Housing Development in the Countryside). A new Part 5 as set out above would be in line with these policies.

Without Policy MD3 including the additional text as suggested above it fails to properly reflect the NPPF and therefore it is not sound.

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)

Part 3 of the policy needs to be deleted and replaced with a new Part 3 which should say that if an individual settlement has reached its specific housing requirement through completions and planning permissions then no further development will be permitted.

With the old Part 3 being deleted, Part 4 needs to be amended to include the criteria from it.

A new Part 5 needs to be included to say that outside settlement boundaries as defined on the Proposals Map land will be protected for its own sake and only that which is required to be in the open countryside e.g. agricultural workers dwellings, will be permitted.

A new Part 5 should also state that the intrinsic value of the countryside and its landscape should be protected from development, no development should take place on the best and most versatile agricultural land and land of amenity value to local people should be protected.

These changes would reflect the NPPF and give the Council a better policy basis to refuse unwanted speculative housing development that conflict with their Plan-led approach.

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:

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"/>
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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.