



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:	Messrs Richard & Philip Needs
Organisation (if applicable):	"The Needs Family"
Address:	
Email:	
Telephone:	

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

Name:	Susan Fellows (Mrs)
Organisation (if applicable):	Land Research & Planning Associates Ltd
Address:	PO Box 265, MALVERN, Worcestershire WR14 9BZ
Email:	susan@lrpa.co.uk
Telephone:	07773811417

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:

MD1 - MD3 - S3 - S3.1 - S3.1(a)

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

Support

No

Object

Yes



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

☐

No

☐

Sound

No

☒

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 checked="" 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).

There is no evidence that the Policies referred to above; will provide the necessary amount of land to meet the housing requirement of 5 year period as defined in the NPPF - nor beyond that period.

Bridgnorth requires 1400 new homes.

The figures provided by SHLAA attempts to demonstrate that the 5 years supply is nearly met; but by doing that it is submitted that this is at the cost of not providing sufficient Affordable Homes where SC admit that there is a massive shortage.

The provision of sufficient Affordable Homes is a similar requirement in the NPPF. SC appears to have relied upon sites that have been "hovering

in the background" which have been provisionally provided to accommodate sufficient normal housing, knowing that if a proportion minimum percentage of 40% of Affordable Homes was mandatory then Developers/House builders would be reluctant to proceed and the supply of normal market housing would simply be stalled and not be fulfilled and delivered to meet the 5 year supply plus 20%.

This issue is not exclusive to SC. It is common to the majority of Local Planning Authorities. This is confirmed by the ongoing problems with the South Worcestershire Development Plan [SWDP] where on re-examination by a senior Inspector the 3 Districts within the SWDP need nearly 5000 more homes than what was set out in the Core Strategies as being sufficient. A "Call for Sites" has had to be issued by the SWDP.

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)

It is submitted that land close by or adjacent to Bridgnorth should urgently and immediately be brought in to the Local Plan process; where the landowner(s) is/are willing to consider allowing up to 50% of Affordable and Intermediate Housing into the development. This will then immediately start to address the shortfall of all types of home in order to comply with the NPPF.

Our clients have approximately 16 acres or more of developable land that is immediately available and is close by to Stanmore Industrial Estate being a site which surely appears to employ a lot of people. It is accessible/adjacent to the A454 and A458 main roads which are enjoined by a substantial roundabout that ought to prevent any possible traffic issues. Notwithstanding that; it would provide some large proportion of affordable housing, close to a major employment site, where the use of the car ought generally not be necessary. This is a vitally important "material consideration" that should be taken into account as referred to at Section 38(6) in the 2004 Planning Act

Site Post Code is WV15 5JF

Site OS Ref: SO374131 292580.

Importantly our clients confirm that this land ought to be available for development in the immediate future unlike some of the sites allocated in the Local Plan. This should assist in making the plan positive, effective and in accordance with the NPPF.

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:

In order to emphasis the submissions above; and expand the objections.

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.