

# **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](http://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](http://www.shropshire.gov.uk/samdev).

### **Your details: Who is making this representation?**

Name:	James Yeoman
Organisation (if applicable):	Savills (UK) Ltd
Address:	Wytham Court, 11 West Way, Oxford, OX2 0QL
Email:	jyeoman@savills.com
Telephone:	01865 269 116

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

Name:	
Organisation (if applicable):	The Brynkinalt Estate
Address:	c/o Agent
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:

MD 1 – Scale and Distribution of Development
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Is your representation in support or objection? (please tick as appropriate)

<b>Support</b>	<b>Yes</b>	✓	<b>No</b>	<input type="checkbox"/>
<b>Object</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<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:

<b>Legally compliant</b>	<b>Yes</b>	✓	<b>No</b>	<input type="checkbox"/>
<b>Sound</b>	<b>Yes</b>	✓	<b>No</b>	<input 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*):

<b>Positively prepared</b>	
<b>Justified</b>	
<b>Effective</b>	
<b>Consistent with National Policy</b>	

**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).

The NPPF clearly states that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development comprises three dimensions: economic, social and environmental roles.

Paragraph 14 identifies a presumption in favour of sustainable development. In respect of plan-making this means that:

- Local planning authorities should positively seek to meet the development needs of their area; and
- Local plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or



- Specific policies in the Framework indicate development should be restricted.

Paragraph 47 of the NPPF identifies that a significant boost in the supply of housing is required. Local planning authorities are therefore required to identify key sites which are critical to the delivery of the housing strategy over the plan period.

Policy CS4 of the Core Strategy proposed the identification of Community Hubs and Community Clusters in order to improve the sustainability of rural settlements. Delivery mechanisms to improve the sustainability include the delivery of market and affordable housing along with the provision of facilities and services, appropriate to the scale of the settlement.

Policy MD1 of the SAMDev Plan Pre-Submission Draft seeks to deliver development in accordance with the quantum set out by the adopted Core Strategy and to direct this development to sustainable locations. The Brynkinalt Estate supports this policy approach and the subsequent identification of St Martins as a Community Hub (Schedule MD1.1 of Policy MD1).

**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 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:

The Brynkinalt Estate has engaged closely with St Martins Parish Council in seeking to deliver a sustainable form of future development at St Martins. The Estate has submitted representations throughout the SAMDev process and is engaged in pre-application discussions with the Council.

The Examination of the SAMDev document may closely consider the merits of the proposed allocation Site S14.2(v). It would therefore be appropriate for the Estate to partake in any such discussion concerning the proposed allocation.

**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](mailto: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.