



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](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:	Stuart Field
Organisation (if applicable):	Barton Willmore LLP
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**If you are acting as an Agent, please use the following box to tell us who you are acting for:**

Name:	
Organisation (if applicable):	Gallagher Estates and Taylor Wimpey UK Ltd
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:

Policy S15.1 – Shifnal Development Strategy

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

<b>Support</b>	<b>Yes</b>	<input checked="" type="checkbox"/>	<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>	<input checked="" type="checkbox"/>	<b>No</b>	<input type="checkbox"/>
<b>Sound</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<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*):

<b>Positively prepared</b>	<input checked="" type="checkbox"/>
<b>Justified</b>	<input checked="" type="checkbox"/>
<b>Effective</b>	<input type="checkbox"/>
<b>Consistent with National Policy</b>	<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).

We object to the revised housing target of 1,250 dwellings in Shifnal for the plan period 2006-2026. Firstly, it is highlighted that the SAMDev has taken so long in its preparation such that the housing target against which it is proposing to plan is now out-of-date having been settled prior to the publication of the NPPF and thus prepared against a backdrop of the now abolished Regional Spatial Strategy.

It is noted that the housing target for Shifnal has been reduced from 1,600 dwellings to 1,250 dwellings to account for the deletion of the Uplands site. However, with reference to the comments made above, the Plan should continue to be planned positively and thus the numbers should not be reduced and instead additional land should be identified. Separate representations are made in respect of suggest

additional land to accommodate this shortfall.

The Shropshire Core Strategy sets out a housing target of up to 3,025 – 3,575 dwellings for the Eastern sub-area (Policy CS1), which includes the key settlement of Shifnal (as per paragraph 1 of this submission, we consider this target is now out of date). As part of our representations to the Revised Preferred Options in July 2013, we considered that the SAMDev document should, as a minimum, aim to meet the aspirations of the Core Strategy and do to this there is a need to increase the amount of residential development planned for in Eastern sub-area through the identification of additional sites.

We consider that land north-east of Wolverhampton Road (SHI006) and the mixed development south of Aston Road (SHI004) remain deliverable sites and indeed the fact that Taylor Wimpey have built out Phase 1 demonstrates the commitment towards delivering development in Shifnal.

The two sites combined are identified as the Council's preferred development sites for Shifnal and Taylor Wimpey and Gallagher Estates are working together to ensure a comprehensive approach to the development of these sites as demonstrated in the two current live outline planning applications (application references 13/05136/OUT and 14/00062/OUT) totalling up to a combined 350 dwellings.

**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)

The housing target for Shifnal should revert to 1,600 dwellings as a minimum however the overall housing target needs to be reviewed as a result of the time lapse between preparation of the Core Strategy and the publication of this document.

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:

Taylor Wimpey and Gallagher Estates are jointly responsible for delivering two strategic sites in Shifnal. They have also made multiple submissions to the SAMDev.

**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	✓
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](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.