

**SHROPSHIRE
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
SUMMARY OF COMMENTS ON 2014 DRAFT UPDATE REPORT
MAY 2014**

NO	AGENT OR RESPONDENT NAME`	TYPE OF RESPONDENT	COMMENT TYPE	SUMMARY OF COMMENTS	SITE REF	RESPONSE
1	James Hollyman, Planning Consutant	Agent: Harris Lamb, on behalf of Bovale Limited	Comment Comment	Considers that MIN005 is developable in the short to medium term due to its location and minimal constraints rather than the long term potential classification given by the SHLAA. Questions why MIN004 is rejected by the SHLAA when it has planning permission that was granted on appeal. Questions why LUD008 is rejected by the SHLAA when it has planning permission that was granted on appeal.	MIN005 MIN004 LUD008	Methodology explains that sites located outside of development boundaries with no insurmountable constraints are classed as 'long term potential' sites by the SHLAA unless they are SAMDev proposed allocation sites. Sites with planning permission are classed as 'rejected' by the SHLAA as explained in the methodology. The SHLAA reports on outstanding planning consents so to avoid double counting sites with permission are rejected.
2	James Shute	Landowner	Information	Raises concern that some sites in Baschurch are shown incorrectly on the map: BAS 026 is within the development boundary but only a small part of the site is shown as accepted BAS 019- adjoining the development boundary, and classed as a long term potential site in report but map shows as rejected BAS 034- it was a merger option of sites 019 and 035 and no longer relevant as BAS035 is an allocation (potential) site.	BAS026 BAS019 BAS034	Site was overlapped by BAS019 which has now been rectified. Site amended so no longer overlaps BAS026. Was shown as rejected as was overlapped by BAS034. Site has been split into 2 to reflect that it is partly inside development boundary. Site deleted as it was a merger of 2 sites and therefore a duplication. Deleting this site solves issue of BAS019 being shown as 'rejected' on the map.
3	Tom Armfield	Barton Willmore on behalf of Bovis Homes	Comment	Object to the inclusion of sites ALB002 and ALB006 as 'Potential' due to them being considered as undeliverable.	ALB002 ALB006	Sites were shown incorrectly on the map as 'potential' when they are 'rejected' due to outstanding planning consent. The sites are listed in Appendix 7 and

				<p>ALB002 is listed in Appendix 1 as having planning permission. It should therefore be 'rejected' to avoid double counting.</p> <p>ALB008 should be classed as 'potential' due to its deliverability in the short term, the questionable deliverability of ALB002 and 006 and the inadequate 5 year housing land supply in Shropshire.</p> <p>Concern that housing SAMDev policy MD1 housing split should be altered to favour sites in and around Market Towns and Key Centres and that the SHLAA should reflect this by increasing the number of sites in the 'potential' class.</p>	<p>ALB002</p> <p>ALB008</p>	<p>Appendix 8 as 'rejected' and the reason given. There has been no double counting as this was simply a display error on the map.</p> <p>ALB008 is not considered to be deliverable due to its location in the Greenbelt.</p>
4	James Yeoman	Savills on behalf of Brynkinalt Estate	Comment	Confirming delivery of site STM029 – Rhos y Llan Farm, St Martins	STM029	Information noted. Site allocated within the Final SAMDev publication.
5	Melanie Lindsley	Coal Authority		<p>The Coal Authority does not suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.</p> <p>However the SHLAA should include a criterion which assesses coal mining data. In accordance with NPPF guidance - this would ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.</p>		<p>As part of work improving the coverage and function of the SHLAA database, work is ongoing on reviewing various assessment fields. Coal mining data will be included in the list of updated assessment fields.</p> <p>The majority of SHLAA sites have been appraised individually and issues relating to the former mining legacy have been built into the assessment work.</p>
6	Christine Harvey	Church Stretton Town Council		<p>Support CSTR016 and CSTR024 as 'Accepted'.</p> <p><i>CSTR018</i> This site is subject to land swap arrangements with a view to development and enhanced sports facilities. Development will be phased with 20 houses being built from 2014 to 2019 and 30 houses from 2019 to 2026.</p> <p><i>CSTR019</i> A planning application has</p>	<p>CSTR018</p> <p>CSTR019</p>	<p>Information noted, although 'land swap' arrangements may slow the implementation of development.</p> <p>Noted. In line with SHLAA methodology</p>

				been received for up to 52 houses. The TC raises concerns over some sites classes as having 'long term potential' particularly those on the east side of the A49 as they are contrary to the Town Design Statement and the NPPF.		will not be changed to a 'rejected' site until planning permission has been granted. Classification of longer term potential sites in this area is in line with the SHLAA assessment methodology.
7	Mark Davies	Environment Agency	Comment	SHLAA should be based around environmental constraints looking at: Flood risk - informed by our indicative Flood Map (Flood Zone 3 and 2) and your SFRA. Note - Further to our recent representations on the SAMDev, as you are aware this evidence base update is incomplete at present so some sites might not be fully informed. I understand that your Council are currently undertaking further work to inform the draft 'SFRA update' with a view to providing more information on Flood Zone 1 sites in particular where there are ordinary/un-modelled watercourses present. Your Water Cycle Study (currently being reviewed) could also inform potential showstoppers and deliverability. Groundwater Source Protection Zones (SPZ) – particularly SPZ1.		A SFRA Update Report (Flood Risk Sequential and Exception Test Assessment of Proposed Development Sites) has been completed and key findings have been integrated into the overall sites assessment work and forecast of deliverable and deliverable housing sites. This has included modifying site capacities, where appropriate. A Water Cycle Study update has been completed and key findings integrated into settlement strategies within the SAMDev Plan and within the LDF Implementation Plan and supporting Place Plans to guide delivery of housing sites. See also detailed SAMDev responses.
8	Graeme Perry	G J Perry on behalf of Heathwood Nurseries, Prees		PHH001 is a brownfield site which meets national and local policy requirements for sustainable development and availability is confirmed. No site allocations are being made in Prees Higher Heath – the council have relied on limited input from the PC to come to this decision.	PHH001	Prees Higher Heath is not covered by the SHLAA as it is not a SAMDev Hub or Cluster designated for development of more than 5 dwellings.
9	Letty Askey	Highways Agency		There are a number of sites classed as potentially suitable which could generate trips that could impact on the strategic road network. For these sites it is expected that an appropriate level of transport assessment would need to be		Information noted. See detailed SAMDev response.

				undertaken to determine their suitability for allocation. The HA wish to see the effect of the market observations made in terms of market strength filtered through into the SAMDev and infrastructure planning documents.		
10	Matt Smith	Marrons Planning on behalf of Mactaggert and Mickel		Several points made concerning the access arrangements to the site in cluding ownership of a bungalow plot which would be used to facilitate an acceptable access.	CSTR020	Access database needs to be updated to reflect comments.
11	Keith Webster	Ancer SPA Planning on behalf Mr D Harrison		Object to classification as 'long term potential' because of: Impact on AONB Distance from public transport and local facilities Proximity to wildlife sites Access Impact on adjacent properties Cumulative impact with associated mixed use development	CSTR027 CSTR029	Comments noted. Classification of longer term potential sites in this area is in line with the SHLAA assessment methodology.
12	Lisa Boden	Natural England		No particular comments on the Shropshire SHLAA. Some general NE 'standing advice' is submitted including the importance of the following on the SHLAA: Landscape Biodiversity Geological Conservation Best and most versatile Agricultural Land Public Rights of Way and Access		Noted.
13	Barbara Morgan	Network Rail		No particular comments on the Shropshire SHLAA. Some general Network Rail 'standing advice' is submitted including the importance of the following on the SHLAA: The impact of development near to the rail network particularly where it is near to level crossings as this can have an impact on train speeds, timetables and therefore service delivery.		Noted.

14	Selby Martin	(CPRE)		<p>Queries why SHREW212 Longden Road is accepted by SHLAA as it has received strong local objections regarding traffic complaints.</p> <p>Objects to the SHLAA classing SHREW189, 009 and 167 as acceptable as they include a playing field, woodland and open space.</p> <p>Questions whether it is legal to put a document out for consultation without hard copies being available in publicly accessible locations.</p>	<p>SHREW212</p> <p>SHREW189 SHREW009 SHREW167</p>	<p>Site is subject to a planning application and may change to a 'rejected' SHLAA status following any grant of planning permission.</p> <p>In terms of the SHLAA methodology these sites have been assessed as currently suitable, available, achievable, and lie within the development boundary.</p> <p>The Council believes its various approaches to consultation are legally compliant in in line with the Statement of Community Involvement.</p>
15	Jackie Bleach	The Ellerdine Partnership on behalf of Mr Doug Hemmings and Mr James Rickerby		Promotion of 2 additional sites in Wollerton.		New sites to be added to sites database. Too late to be included in this SHLAA, but will assessed as part of an update published at or near the SAMDev examination.
16	Andy Williams	Advance Land & Planning on behalf of Taylor Wimpey		Providing information regarding a parcel of land adjacent to SHI003. A planning application is being prepared for 42 dwellings on the site which the council may wish to take account of in the SHLAA.		Land is actually part of SHI006. The status of this site has been temporarily updated to 'accepted' to take into consideration housing potential on part of the site not previously identified for housing. A planning application is currently being progressed for the 42 dwellings.
17	Dave Sherratt	United Utilities		No comments		Noted.
18	John Williams	Plan IT Planning on behalf of Cade, Hughes & Phasey		Comment regarding LUD024 and its rejection in SHLAA as it should be retained for employment use.		Rejected SHLAA entry. More suitable for the current employment uses and possibly some opportunities to intensify these types of uses in this area.