

APPENDIX C: SAMPLE SCHEDULE OF ISSUES RAISED BY REPRESENTATIONS
(complete schedule available in Members Library)

CS6 Sustainable Design and Development Principles

Respondent	Summary of key issues raised	Soundness Issues	Actions	Issues to be picked up in other LDF documents
West Mercia Police (001021/00003/006)	The Council should adopt Secured by Design principles for all new developments.	No soundness implications	<i>No changes to the Final Plan.</i> As the CS runs to 2026 it is more flexible to refer to external guidance rather than specifically adopting it, due to potential for name changes etc.	None
	A design policy should emphasise the need for developers to demonstrate how their schemes address community safety/crime in Design and Access Statements	No soundness implications	<i>No changes to the Final Plan.</i> This guidance is too detailed for the higher level of the CS. Specific guidance on Design and Access Statements is available on Shropshire Councils website and will be updated when necessary.	
	Reference could be made to two websites - Secured by Design and Safer Parking	No soundness implications	<i>No changes to the Final Plan.</i> Websites will be out of date by 2026.	None
The Woodland Trust (001295/00002/001)	The policy does not contain a SPD mechanism to determine natural open space standards and quality. Would like CS6 to include similar comment to CS17 regarding future SPD guidance.	No soundness implications	<i>No changes to the Final Plan.</i> The standards for open space, sport and recreation are clearly set out in the Councils PPG17 Study and more detail will follow in the Open Space Strategy.	

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English Heritage, (000022/00004/009)	Fourth bullet point does not fully reflect the available evidence base for informing development decisions.	Clarity	<i>Minor change</i> Add reference to urban characterisation in explanatory text	None
	Paragraph 4.80 needs reviewing to improve clarity and be consistent with national policy – particularly PPS5.	Clarity	<i>Minor change</i> Amend para 4.80 to read “There are a substantial number of heritage assets in Shropshire, which are of significance because of their historic, archaeological, architectural or artistic interest. Such assets require careful consideration and management in accordance with national guidance where change is proposed.’	None
	Paragraph 4.81 needs reviewing to improve clarity and be consistent with national policy – particularly PPS5.	Clarity	<i>Minor change</i> Add the word ‘enhancement’ before “of heritage assets”.	None
Environment Agency (06049/00003/006)	Want level 3 or 4 of Code for Sustainable Homes secured for water efficiency at a minimum level of 105 litres per person per day.	No soundness implications	<i>No changes to the Final Plan</i> This element will be covered by the Sustainability Checklist.	None

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	Have concerns on the emphasis of some elements being secured by SPD rather than in Core Strategy or Development Management DPD.		<i>No changes to Final Plan</i> The principle of the Sustainability Checklist has been included in the CS, however due to the nature of the Checklist (comprehensive online tool), it is not possible to include this within the CS. By using the Checklist outside of the CS will ensure flexibility and avoid obsolescence	None
Kingswood Road Land (05822/00003/008)	The policy should not rely on a sustainability Checklist of criteria which has not been included within the plan and has not been defined within the glossary, which will not be subject to independent scrutiny and may not conform with national and regional planning policy.	Unsound due to the level of delegation of the effect of a policy to a later SPD	<i>No changes to the Final Plan.</i> The principle of the Sustainability Checklist has been included in the CS, however due to the nature of the Checklist (comprehensive online tool), it is not possible to include this within the CS. By using the Checklist outside of the CS will ensure flexibility and avoid obsolescence. The Sustainability Checklist will be taken to a sample group of likely users who will be able to comment on the usefulness and useability of the checklist.	None

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Stretton Climate Care (05771/00003/005)	Supports the sustainability checklist, though it will need to recognise that technology and related costs should require a more stringent approach to eliminating the use of fossil fuels after 2015.	No soundness implications	<i>No changes to the Final Plan.</i>	None
	Suggests scope of SPD should be widened to enable all the issues contained in the draft Planning Policy Statement relevant to the Shropshire LDF to be addressed.	No soundness implications	<i>No changes to the Final Plan.</i>	Explore this area further when developing the Sustainability Checklist.
Taylor Wimpey UK (05828/00004/009) (05828/00005/011) Commercial Estates Group (06430/00001/010) (06430/00001/010)	This policy is directly contrary to PPS1. Policy wording is not consistent with national policy in that the crucial elements of the policy have been deferred to an SPD. A target percentage for decentralised energy provision should be included within the policy along with criteria setting out the type and size of	Inconsistent with national policy	<i>No changes to Final Plan</i> Wherever possible, the CS avoids the inclusion of time limited information in order to avoid creating unnecessary early obsolescence.	None

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	development to which the policy should be applied.			
Wyro Developments (06433/00001/003)	Support is offered to this policy particularly reference to making the most effective use of land.	No soundness implications	<i>Comments noted</i>	None
Shropshire Association of Parish and Town Councils (001749/00001/002)	Lifetime home- Public sector building needs consistency of quality of provision.	No soundness implications	<i>No changes to the Final Plan</i> These standards are recommended in the CS.	
Stottesdon, Sidbury PC (002443/00002/003)	Life time homes - the private sector should be encouraged to build lifetime homes as housing associations have to - provision for lifts and ground floor showers etc.	No soundness implications	<i>No changes to the Final Plan.</i> These standards are recommended in the CS.	
West Midlands Regional Assembly (000062/00001/029)	Quality of the Environment (Policy Checklist: QE1, QE2, QE3, QE4, QE5, QE6, QE7, QE8, QE9, EN1, EN2, M1, M2, M3, M4, WD1, WD2) The Core Strategy requires all proposals to complete the	No soundness implications	<i>No changes to the Final Plan.</i>	None

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	<p>sustainability checklist to accompany the application, this will be developed as part of a Sustainable Design SPD and will require the proposals to demonstrate that appropriate sustainable design measures have been incorporated, these also need to take into account the siting and design of development. This is detailed within policy CS6 and within the explanation on pages 66 and 67. This policy is within general conformity with policies EN1 and EN2.</p>			
<p>Prees PC (002425/00002/002)</p>	<p>Drainage (sewerage) CS6. The Parish Council is concerned that there is no reference either in the Local Investment Plan or the Sustainability Appraisal to the drainage and sewage</p>	<p>No soundness implications</p>	<p><i>No changes to the Final Plan.</i> This element is too specific to be incorporated into the CS though it will be picked up in the Infrastructure Plan and work being undertaken by colleagues in Drainage.</p>	<p>None</p>

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	infrastructure that is in desperate need of upgrading in Prees which should be a prerequisite to any plans to add to the housing stock of the village.			
The Coal Authority (06282/00002/005)	The Coal Authority is pleased to note that our comments on the Policy Directions Draft of the Core Strategy have been taken on board by the Council in Policy CS6 of the Final Plan Publication. We are satisfied that the policy seeks to ensure that the design of new development needs to take account of characteristics such as land stability and ground contamination. The policy seeks to ensure that mineral resources are not needlessly sterilised by new development, which is also to be supported. Reason –	No soundness implications	<i>No changes to the Final Plan.</i>	None

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	Policy now fully reflects the requirements of PPG14 regarding development on unstable land and MPS1 regarding safeguarding of mineral resources.			
Country Land & Business Association (001530/00003/007)	Sustainable Design and Development Principles Shropshire Council should not be restrictive in its policy for sustainable design; it is important that both existing and new buildings are allowed to evolve over time. The CLA would like to see a flexible policy for the sustainable checklist. An inflexible or unattainable check list will stifle development in Shropshire. It is vitally important that Shropshire Council remembers the difficulty of reducing the use of private transport in some rural areas.	No soundness implications	<i>No changes to the Final Plan.</i> By its nature the Sustainability Checklist will be designed to incorporate flexibility.	None

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National Farmers Union West Mids (001675/00003/007)	This policy requires “proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced”. Farms and rural businesses are totally reliant on HGV transport, there is no alternative. This policy could result in a ‘sustainability trap’ meaning that rural businesses cannot evolve or develop as they are not near to public transport networks (which do not serve large areas of the county). (This issue was raised by the Taylor Report, please see our comments at CS4	No soundness implications	<i>No changes to the Final Plan.</i> It is recognised that not all developments will be sustainable in terms of access to and from them – particularly in a rural County. However, the Checklist will help to ensure that other elements of sustainability are drawn into the design of new developments.	None
J Ross Developments	The principle of the policy is supported though a	Lack of procedural	<i>No changes to Final Plan</i> The Sustainability Checklist will be an	None

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(06050/00003/009) Mosiacs Estates Ltd (05726/00005/011) Persimmon Homes West Midlands (06008/00004/009)	Sustainability Checklist should not be relied upon. The parameters for the checklist should be established in the Core Strategy.	soundness due to level of delegation of the effect of the policy to a SPD.	online tool to ensure that developers include minimum standards for sustainability within their developments. The nature of the toolkit means that it is not possible to be fully included within the CS.	
Mr Callaghan (05842/00004/014) Mr R Young (05841/00005/010) Carter Jonas (05988/00003/012) Mrs W Crabb (05985/00002/007) Fletcher Homes (05843/00004/001) Shropshire Land and Property (05987/00004/001) Mr T Evans (05991/00003/010) Galliers Homes Ltd (06412/00001/013) Mr and Mrs Morris (06177/00002/007)	Wish to have reference to Lifetime Homes standards removed as it contains a number of requirements that are impractical to provide.	No soundness implications	<i>No changes to the Final Plan.</i> This is a reference tool for best practice but does not state that development must comply with it.	

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Mr R Tomley (05889/00003/007) Mr Williams (06427/00001/007) Mr D Vaughan (05840/00003/007) Mr Jones (06432/00001/007) Sansaw Estate (06256/00002/010)				

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