



Committee and date

Council

27 February 2014

10.00am

Item No

12

Public

**SITE ALLOCATIONS AND MANAGEMENT OF DEVELOPMENT (SAMDev)
PLAN: Proposed Submission or 'Final Plan' stage.**

Responsible Officer Andy Evans

Email: Andrew.M.Evans@shropshire.gov.uk Telephone: (01743) 252503

1. Summary

The purpose of this report is to present the fifth or 'Proposed Submission' stage of the Site Allocations and Management of Development (SAMDev) Plan (attached as Appendix A) for consideration and endorsement by members. Following approval it will be published on 14th March 2014 for a 6 week period for representations. This is the final stage in the process of developing the document prior to submission to the Secretary of State for Examination.

Changes proposed following 19th February Cabinet meeting

Representations to the Cabinet meeting and consideration of alternative proposals have resulted in proposed changes to the SAMDev Proposed Submission document for both Oswestry and Church Stretton:

Oswestry:

Following representations received concerning Old Oswestry Hill Fort, the Proposed Submission document will exclude sites OSW002 and OSW003 off Gobowen Road.

Church Stretton:

Following representations received concerning the proposed housing and employment allocation at New House Farm (sites CSTR027 and ELR070) and alternative proposals, the Proposed Submission document will exclude these sites. It is now proposed to replace these with site CSTR019 (rear of Battlefield) for housing and site ELR078 (Spring Bank Farm) for employment use. Satisfactory evidence has not been received to allow inclusion of site CSTR013 (south-west of Church Way Business Park). It is not considered necessary to include New House Farm (sites CSTR027 and ELR070) as reserve sites as discussed during the recent Cabinet meeting as it is considered that sufficient housing and employment land has now been identified.

2. Recommendations

- A. That Council endorses the changes proposed following Cabinet to proposals for Oswestry to exclude sites OSW002 and OSW003 and for Church Stretton to exclude sites CSTR027 and ELR070 and include sites CSTR019 and ELR078 in the Proposed Submission document.
- B. That authority is delegated to the Head of Economic Growth and Prosperity in consultation with the Portfolio Holder for Planning, Housing and Commissioning (Central) to approve the final version of the draft documents including any minor editorial corrections prior to publication.

Report

3. Risk Assessment and Opportunities Appraisal

- 3.1 The Site Allocations and Development Management (SAMDev) Plan sets out proposals for the use of land and policies to guide future development in order to help to deliver the Vision and Objectives of the Core Strategy for the period up to 2026;
- 3.2 The SAMDev Plan supports the Council's commitment to sustainability and will make a positive contribution to living conditions under Article 8 of the Human Rights Act by identifying the Council's preferred sites and detailed policies to deliver sustainable development across Shropshire. The amount of development required to meet objectively assessed need in Shropshire until 2026 is established by the Core Strategy. The SAMDev Plan allocates sites for housing, employment land, waste management facilities, and sites for the future working of sand and gravel consistent with Core Strategy requirements. The SAMDev Plan also sets out 17 further detailed policies for the management of new development across Shropshire.
- 3.3 The Proposed Submission stage is the fifth point in the development of the SAMDev document. In mid-2010 the Council consulted on the Issues and Options to be covered by SAMDev; at the second stage (mid-2012) the aim of the Preferred Options document was to consult on the Council's initial preferred sites and policies; whilst in 2013 the Council consulted on both draft development management policies (in February/March) and revised site allocations (July/August). The SAMDev document has, in its various forms been out on consultation for a total of 47 weeks since the start of the process. A summary of the comments received and issues raised, the 'Consultation Statement' is attached as Appendix C and will be made available on the Council's web-site and in the members' library. The close involvement of Parish Councils has been particularly invaluable and their continued engagement in the Plan making process is welcomed.
- 3.4 The 'Final Plan' or Proposed Submission stage is the point at which representations about 'soundness' and legal compliance are made on what the Council considers to be its *final* version of the SAMDev Plan. The document will be published for a 6 week period beginning on 14th March 2014 after it has been approved by full Council in line with the statutory regulations. Due to the

extensive engagement at earlier stages the aim of this statutory stage, rather than draw out finely detailed objections, is to elicit representations on the 'soundness' of the document. These should consider whether it is 'positively prepared', i.e. based on a strategy that seeks to meet objectively assessed needs; 'justified' i.e. that it is the most appropriate strategy and based on proportionate evidence; it is 'effective' i.e. that it can be delivered; and it is consistent with national policy. This also helps to avoid late and unexpected representations emerging at the end of the process which might render the SAMDev unsound and lead to delays in the delivery of a robust planning framework for the County.

- 3.5 The LDF Member Group has discussed the format and content of the proposed submission SAMDev document. Throughout the process Members have also been part of discussions and briefed individually on a Place Plan area basis. The Proposed Submission document very much reflects involvement and comment made by members alongside significant input from the Development Management service, Environment and Conservation Teams and Transport Planning.
- 3.6 Continuing member involvement remains critical as SAMDev progresses towards examination especially as advocates in communities. Discussion with members has continued in recent months and weeks and all members are aware of proposals for sites and identification and confirmation of Hub/Cluster settlements in their wards, and any changes as part of the Proposed Submission document. Likewise discussions have also continued throughout the process with Town and Parish Councils; although not able to achieve agreement in every case all are aware of the proposals whilst dialogue has always been maintained.
- 3.7 A key objective is to ensure that planned development is delivered and that mechanisms are in place to ensure this happens; therefore, the means of delivering each policy is also set out and the LDF Implementation Plan and 18 Place Plans outline the prioritised infrastructure requirements needed to support the development of sustainable places and any appropriate phasing for new development set out in SAMDev.
- 3.8 In order to prepare the SAMDev document, both policies and proposed allocations have been the subject of a Sustainability Appraisal and where appropriate a Habitats Regulation Assessment. The Council set up and consulted on sustainability objectives at previous stages against which to evaluate the various options and policy directions. At this stage it is the policies and sites themselves which have been subject to appraisal. The outcome of this work is set out in the Sustainability Appraisal Report (attached as appendix D).
- 3.9 Following consideration of the issues arising from consultation, draft proposals for the Proposed Submission document were considered by Cabinet on 19th February. In response to representations reported at the meeting, Cabinet agreed the following:
 - A. That Cabinet recommends to Council (27th February 2014) the Proposed Submission Plan document for publication subject to minor amendments

and editing, and to changes to the proposals for Church Stretton (subject to receipt of satisfactory evidence of deliverability) and Oswestry;

- B. That Cabinet delegate authority to the Portfolio Holder to recommend to Council changes to proposals in Church Stretton, regarding the proposed housing and employment land allocations, and Oswestry, to exclude sites OSW002 and OSW003 off Gobowen Road;
- C. That authority is delegated to the Head of Economic Growth and Prosperity in consultation with the Portfolio Holder for Planning, Housing and Commissioning (Central) to approve the final version of the draft documents prior to publication.

3.10 Following further consideration of the relevant issues and available information, the Portfolio Holder recommends to Council that, in Oswestry, sites OSW002 and OSW003 should be excluded and in Church Stretton, that sites CSTR027 and ELR070 should be excluded and sites CSTR019 and ELR078 should be included in the Plan.

4. Financial Implications

4.1 In order to ensure effective use of the Council's resources and to reduce bureaucracy and simplify the planning system the number of policies has been significantly reduced from previous Local and Structure Plans and once adopted SAMDev will provide a consistent framework across Shropshire thereby reducing potential appeals and cutting admin costs on all sides. As ever E-communication with the public is critical and will be encouraged wherever possible; to reduce printing and distribution costs whilst reducing time spent collating and analysing paper responses.

5. Background

- 5.1 The draft SAMDev Plan will support local growth by giving greater certainty for investment in local development and infrastructure as identified in the Place Plans and through a policy framework that supports sustainable development in communities.
- 5.2 One of the critical drivers for the completion of SAMDev is to ensure the supply of housing land to satisfy the national requirement for the availability of housing land for 5 years' worth of development. The completion as soon as possible of SAMDev with its community-led localised approach and the formal allocation of sites is the long term answer to this problem. Once this stage is completed the SAMDev Plan, representations received, the evidence base and supporting documents will be submitted (in July) to the Secretary of State for Public Examination later this year and subsequent adoption by Shropshire Council. It is critical that this timescale is adhered to in the production of SAMDev to avoid further costly and time consuming planning appeals on sites coming forward in the interim which do not meet SAMDev requirements.
- 5.3 Changes have been put forward following analysis of responses from last year's Revised Preferred Options stage, continuing dialogue with communities and local members, as well as the development industry. New sites have undergone the same extensive assessment and appraisal process, full details of this will be made available as a 'technical background report' when the Proposed Submission document is published. Likewise any new information or

evidence that has arisen has been collated and evaluated for its impact on the proposals and whether this has resulted in any changes.

- 5.4 Due to the formal statutory requirements of this stage of the plan preparation process SAMDev must be considered and approved as a single document. The document sets out development management policies, the growth strategy for settlements which are market towns, key centres, community hubs or community clusters (including housing and employment growth where relevant) and site allocations for each of these settlements (where relevant). A full set of maps including the Submission Policies (Proposals) map and inset maps showing site allocations in settlements by Place Plan area is attached as appendices Bi to Bxix. Paper copies are also available in the members' library.
- 5.5 Publicity will be in line with the standards set out in the Statement of Community Involvement and will meet requirements of the Town and Country Planning (Local Plan) (England) Regulations 2012. It will be available on the Shropshire Council web-site, as paper copies of the full document at Council offices, and copies for the relevant Place Plan at libraries and Community Information Points across Shropshire.
- 5.6 Following this stage all representations will be evaluated and considered as to whether any are so significant they warrant further changes to the Proposed Submission document. The Council must only submit a Plan which it considers to be 'sound'. As this is the final stage in the process after extensive consultation and engagement it is anticipated that significant changes will be unlikely. The SAMDev Proposed Submission document and all other supporting material including the representations will be submitted to the Secretary of State in July 2014. At this point a Planning Inspector will be appointed to undertake an Examination of the 'soundness' of the SAMDev Plan during autumn 2014.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Report to Cabinet 24th February 2010 on consultation documents for the Issues & Options stage SAMDev Plan

Report to Cabinet 19th October 2011 on SAMDev Preferred Options – Policy Directions

Report to Cabinet 7th March 2012 SAMDev Preferred Options Settlement Strategies and Draft Site Allocations

Report to Cabinet 16th January 2013 SAMDev draft Development Management Policies

Report to Cabinet 26th June 2013 SAMDev Revised Preferred Options stage

Adopted Shropshire Core Strategy March 2011

Cabinet Member

Malcolm Price

Local Member

All

COPIES OF ALL THE APPENDICES ARE AVAILABLE VIA THE WEBSITE

Appendices

(Shown 'as amended' following changes proposed at Cabinet meeting 19th Feb)

Appendix A: Proposed Submission SAMDev Plan as amended

Appendix Bi: Proposals Map (Submission Policies map)

Appendix Bii: Albrighton Place Plan area inset map

Appendix Biii: Bishops Castle Place Plan area inset maps

Appendix Biv: Bridgnorth Place Plan area inset maps

Appendix Bv: Broseley Place Plan area inset maps

Appendix Bvi: Church Stretton Place Plan area inset maps as amended

Appendix Bvii: Cleobury Mortimer Place Plan area inset maps

Appendix Bviii: Craven Arms Place Plan area inset maps

Appendix Bix: Ellesmere Place Plan area inset maps

Appendix Bx: Highley Place Plan area inset maps

Appendix Bxi: Market Drayton Place Plan area inset maps

Appendix Bxii: Minsterley and Pontesbury Place Plan area inset maps

Appendix Bxiii: Much Wenlock Place Plan area inset maps

Appendix Bxiv: Ludlow Place Plan area inset maps

Appendix Bxv: Oswestry Place Plan area inset maps as amended

Appendix Bxvi: Shifnal Place Plan area inset maps

Appendix Bxvii: Shrewsbury Place Plan area inset maps

Appendix Bxviii: Wem Place Plan area inset maps

Appendix Bxix: Whitchurch Place Plan area inset maps

Appendix C: Consultation Statement

Appendix D: Sustainability Appraisal.