

**Committee and date**

Council

17 July 2014

10.00am

Item No**22**

Public

**SITE ALLOCATIONS AND MANAGEMENT OF DEVELOPMENT (SAMDEV)
PLAN: SUBMISSION****Responsible Officer** Andy Evans

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1. Summary

The purpose of this report is to present a summary of the representations received following publication of the 'Pre-Submission' or 'Final Plan' version of the Site Allocations and Management of Development (SAMDev) Plan during March and April and to seek the Council's formal approval for the submission of the draft Plan and other supporting documents (see Appendices A-G via web-links, on-line or via hard copy in the Member's Library), including a schedule of proposed changes to the Plan. Subject to Council's approval the Plan and relevant supporting documents will be formally submitted to the Secretary of State for Examination by the end of July.

2. Recommendations

- A. That Council approves the submission of the draft Plan (Appendices A & B) as a 'sound' document for formal submission to the Secretary of State for Examination;
- B. That Council endorses the submission of the supporting documents attached as Appendices C to G, and delegates authority 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 these supporting documents to take account of the need for any minor editorial corrections prior to submission;

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, but has been re-affirmed in light of more recent evidence. The SAMDev Plan allocates sites for housing, employment land, waste management facilities, and sites for the future working of sand and gravel consistent with national policy and Core Strategy requirements. The SAMDev Plan also sets out 17 further detailed policies for the management of new development across Shropshire.
- 3.3 The 'Pre-Submission' or 'Final' Plan was approved by Cabinet on 19th February 2014 and by Council on 27th February 2014 and was published for a 6 week period between 17 March 2014 and 28 April 2014, consistent with statutory requirements. The Plan was published to allow interested parties to make representations regarding the 'soundness' of the Plan, in particular whether they consider that it is:
- i. **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - ii. **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - iii. **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - iv. **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- 3.4 A Statement of Consultation, which describes and summarises the consultation on the SAMDev Plan from 2010 up to the publication of the Final Plan publication document in March 2014 is provided in Appendix F. The informal LDF Member Group has met twice to consider the representations on 23rd May and proposed responses on 18th June. Members of the group consider that the Plan is 'sound' and endorsed the intention to formally submit the Plan and supporting documents to the Secretary of State in July.
- 3.5 A total of 475 representations were received from 281 respondents. A summary of the key issues and proposed responses is provided at Appendix C, whilst Appendix D is a schedule showing how the Council proposes to respond to all of the representations received. Key concerns include the perception that the Plan is based on an out of date housing target and should provide for a higher level of housing growth, together with the process by which community hubs and clusters have been identified and assessed. However, officers are confident that that the housing requirement is appropriate having regard to the latest evidence and consider that the approach to the rural areas is consistent with localism principles espoused by NPPF. Other concerns relate to the need to make appropriate provision for the gypsy and traveller community, the assessment of impacts on the historic environment and the adequacy of

evidence regarding impacts on water resources. Following further work and discussion with objectors, it is clear that many of these issues can be resolved and officers are confident that any unresolved issues will not undermine the soundness of the Plan.

- 3.6 The Town and Country Planning (Local Planning) (England) Regulations 2012 stipulate that Local Planning Authorities must analyse the representations received and produce a list of key issues for the Planning Inspector and how the Council wishes to react to them (proposed changes). The Plan and maps which the Council is formally submitting (Appendices A and B) therefore remain unchanged from those previously approved by Cabinet and Council in February, but are accompanied by an analysis of representations (Appendices C and D) and a Schedule of Proposed Changes (shown at Appendix E). Whilst proposed changes should normally relate to issues raised in the representations recently received, some changes are proposed in response to updated evidence or changing guidance and are intended to clarify and improve the Plan.
- 3.7 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 G).
- 3.8 In light of the above, officers consider that the plan is 'sound' and can be formally submitted to the Secretary of State.

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 the potential for appeals and cutting admin costs on all sides. As ever E-communication has proven critical and will be further 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 the SAMDev Plan is to ensure the supply of housing land to satisfy NPPF requirements, including for the first five years. As Members will be aware, if the Council is unable to demonstrate a 5 years' housing land supply, its policies for the supply of housing are not considered to be up-to-date and the NPPF's presumption in favour of sustainable development has added weight as a material consideration in the

determination of planning applications. As an emerging Plan, the SAMDev Plan will gain weight on submission to the Secretary of State, as submission is an advanced stage in its preparation, but the weight still depends on the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF. The Council will be setting out in its submission documents the planned supply for Years 1-5, 6-10, and 11+, and will also be re-calculating the 5 years supply for development management purposes, having regard to SAMDev Plan sites on which there are no unresolved objections, or have been committed by the granting of planning permission, and to other sources of supply, in accordance with the national Planning Practice Guidance. Timely submission and progress towards adoption of the Plan is, therefore, important in this context.

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;
- Report to Cabinet 19th February 2014: Proposed Submission stage;
- Report to Council 27th February 2014: Proposed Submission stage;
- Adopted Shropshire Core Strategy March 2011

Cabinet Member

Malcolm Price

Local Member

All

APPENDICES

Appendices A – B available via web links below:

Appendix A:	Proposed Submission SAMDev Plan: http://new.shropshire.gov.uk/media1/1022/samdev-pre-submission-draft-plan.pdf
Appendix Bi:	Proposals Map (Submission Policies map): http://new.shropshire.gov.uk/media1/1026/policies-map-shropshire-wide.pdf
Appendix Bii:	Albrighton Place Plan area inset map: http://new.shropshire.gov.uk/media1/1031/policy-maps-s1-albrighton-area-insets.pdf
Appendix Biii:	Bishops Castle Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1036/policy-maps-s2-bishops-castle-area-insets.pdf
Appendix Biv:	Bridgnorth Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1038/policy-maps-s3-bridgnorth-area-insets.pdf
Appendix Bv:	Broseley Place Plan area inset maps:

Appendix Bvi:	Church Stretton Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1037/policy-maps-s4-broseley-area-insets.pdf
Appendix Bvii:	Cleobury Mortimer Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1041/policy-maps-s5-church-stretton-area-insets.pdf
Appendix Bviii:	Craven Arms Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1040/policy-maps-s7-craven-arms-area-insets.pdf
Appendix Bix:	Ellesmere Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1043/policy-maps-s8-ellesmere-area-insets.pdf
Appendix Bx:	Highley Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1042/policy-maps-s9-highley-area-insets.pdf
Appendix Bxi:	Ludlow Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1044/policy-maps-s10-ludlow-area-insets.pdf
Appendix Bxii:	Market Drayton Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1045/policy-maps-s11-market-drayton-area-insets.pdf
Appendix Bxiii:	Minsterley and Pontesbury Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1028/policy-maps-s12-minsterley-and-pontesbury-area-insets.pdf
Appendix Bxiv:	Much Wenlock Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1030/policy-maps-s13-much-wenlock-area-insets.pdf
Appendix Bxv:	Oswestry Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1033/policy-maps-s14-oswestry-area-insets.pdf
Appendix Bxvi:	Shifnal Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1027/policy-maps-s15-shifnal-area-insets.pdf
Appendix Bxvii:	Shrewsbury Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1035/policy-maps-s16-shrewsbury-area-insets.pdf and http://new.shropshire.gov.uk/media1/1029/policy-maps-s16-shrewsbury-town-inset-map.pdf
Appendix Bxviii:	Wem Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1032/policy-maps-s17-wem-area-insets.pdf
Appendix Bxix:	Whitchurch Place Plan area inset maps: http://new.shropshire.gov.uk/media1/1034/policy-maps-s18-whitchurch-area-insets.pdf

Appendices C – G available either on-line or a hard copy has been placed in the Members Library:

Appendix C:	Summary of Key Issues raised and Proposed Responses (NB. A paper copy can be inspected by contacting the Members' Secretariat);
Appendix D:	Schedule of all the issues raised by representations and the Council's proposed response. (NB. A paper copy can be inspected by contacting the Members' Secretariat);
Appendix E:	Schedule of Proposed Changes (NB. A paper copy can be inspected by contacting the Members' Secretariat);
Appendix F:	Consultation Statement (NB. A paper copy can be inspected by contacting the Members' Secretariat);
Appendix G:	Sustainability Appraisal (NB. A paper copy can be inspected by contacting the Members' Secretariat);