Shropshire Local Plan Examination: Stage 2

Representor Unique Number: A0682

Representor: Miller Homes

Matter: Matter 30 – Natural and Historic Environment (Policies DP12-DP24)

Relevant Question Numbers: Policy DP21 (Question 1)

Matter 30 – Natural and Historic Environment (Policies DP12-DP24)

Miller Homes (A0682)

1.   This Hearing Statement is submitted on behalf of Miller Homes ("Miller").

DP21 – Flood Risk

1. Is the policy justified, effective and consistent with national planning policy?

2.   Miller Homes support the approach set out within Policy DP21, which requires a site-specific Flood Risk Assessment to be submitted for all development proposals. This approach is in line with the NPPF, which requires that the FRA should demonstrate how flood risk, including residual risk, will be managed now and over the development's lifetime.

3.   In relation to Miller's interests at land promoted at "South West Shifnal," flood management measures to the Wesley Brook corridor, including significant new areas of green infrastructure and habitat creation (as identified in the Green Infrastructure Strategy Examination Document Ref: EV052-20), are incorporated. This is also considered to be a "Priority B" project within the Shifnal Place Plan, thus supporting the delivery of this.

4.   Miller consider that there is a need to ensure that the Draft Plan is prepared in line with the NPPF, whereby planning applications coming forward on allocated sites need not require the sequential test again. The Strategic FRA will have considered the site as appropriate for development and in doing so provided the evidence required on this matter.

5.   In a scenario whereby alternative uses are brought forward on an allocated site (i.e. uses which had not been considered at the allocation stage) Miller consider that the exception test should be applied. As currently drafted, the policy suggests that the sequential test would need to be 'reapplied' in this scenario, which Miller do not consider is necessary, or in line with the NPPF.

Turley