



Date: Tuesday, 10 November 2020

Time: 2.00 pm

Venue: THIS IS A VIRTUAL MEETING - PLEASE USE THE LINK ON THE AGENDA TO LISTEN TO THE MEETING

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NORTHERN PLANNING COMMITTEE

SCHEDULE OF ADDITIONAL LETTERS

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

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NORTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 10th November 2020		
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Item No.	Application No	Originator
7	19/02203/FUL	Planning Agent for Applicant
<p>I have been in discussions with Gleeson’s Solicitor and Ecologists today and we have drafted the following condition wording which we feel adequately addressed your Consultee comments and are in compliance with the NPF ‘enforceable’ tests:</p> <p>1. Prior to first occupation a scheme for the provision and maintenance of two dog waste bins within the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of:</p> <ul style="list-style-type: none"> • Timing for the provision of the waste dog bins as shown on Planning Layout Plan reference MJG/PL-108 Revision C (located adjacent to the footpath link to the west of the site and in the public open space, close to the entrance of the site in the east) • The means of securing the maintenance of the dog bins, or their replacement, for the lifetime of the development • The means of securing the emptying of the dog bins at a suitable frequency for the lifetime of the development <p>The dog bins shall thereafter be maintained for the lifetime of the development in accordance with the details approved by the Local Planning Authority.</p> <p>2. Details of a leaflet to be provided to the owners of residential dwellings in the development as part of homeowners’ packs provided by the developer which shall explain their potential impact on the Prees Heath SSSI and the measures that may be taken to minimise such impacts.</p> <p>3. A combined Construction Ecological Management Plan (CEMP) and Biodiversity Management Plan (BMP) shall be provided to Shropshire County Council prior to commencement of construction. The CEMP and BMP will take into account relevant comments made within the Ecology Consultation Response (Ref: GolfHouseLane19 (2).02203.</p>		
Item No.	Application No	Originator
7	19/02203/FUL	Applicant Gleeson Homes
<p>Firstly, thank you Councillor Dakin for your support of the Gleeson housing model.</p> <p>Gleeson specialise in the provision of entry level housing aimed at first time buyers, giving customers at the lower end of the housing market a chance to buy their own</p>		

home. We take special care in determining selling prices that are affordable to as many local people as possible by consulting the Government's Annual Survey of Hours and Earnings figures for an area to ensure selling prices are affordable to at least 90% of local working couples.

As Councillor Dakin notes housing affordability is a significant issue in Shropshire, one which we believe we can assist in addressing now.

This scheme includes 25 affordable homes. The legal agreement we have submitted will ensure that the price of these will be agreed with your Housing Officers and will be based on local incomes, to be attainable for your constituents. Based on a typical variable mortgage a 2-bed affordable home on the Site would cost in the region of £86.95/wk.

We believe that this approach to house building will help to bridge the ever widening gap in Shropshire between house prices and incomes.

Shropshire is a rural County, with a Local Plan that has adopted a 'rural rebalancing' approach to development. We consider the location of this site complies with this, and also enables people living within this rural community to stay there, rather than getting priced out. Indeed, the majority of the 48 homes proposed will be prioritised for local people, as set out in the legal agreement that accompanies this application.

Gleeson also recognise key workers and military personnel, who have done so much to help this country through this pandemic. We offer them up to £2,000 of free customer extras and a dedicated 48hr priority period to reserve plots prior to general public release across our schemes.

We have worked with Officers throughout the application process to ensure that the proposals are appropriate for their context. Changes incorporated to achieve this include: a reduction in the number of homes and provision of a meaningful area of open space, including children's play equipment, for the benefit of the wider village.

This critical mass of new family homes and open space (on an otherwise enclosed field), is a real opportunity to enhance and anchor the village of Prees Heath.

We, like your Officers consider that the Site is in a sustainable location. It benefits from excellent access to local services, facilities and bus links. Inevitably new residents will support existing local businesses, and thereby provide an opportunity for them to enhance their offering as a result.

The scheme also includes the following package of measures for the Council and its stakeholders:

- £3,500 for Prees Heath Common Reserve;
- £167,687 for education services;
- £147,927 for open space improvements;
- £265,183 CIL payment; and
- Ecology enhancements including dog waste bins and educational leaflets.

Gleeson are all about low cost home ownership. We do not sell to landlords and in fact sales contracts with our customers include a “no rental” covenant, for a minimum period of 5 years, without our express approval.

It is our hope that, particularly in these difficult times, a predominantly First Time Buyer led low cost home ownership scheme is supported by Members.

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