

Appendix B.6. Shropshire Council- Local Plan Review- Preferred Sites Consultation

Cleobury Mortimer
Shropshire Council

28 May 2019

Notice

This document and its contents have been prepared and are intended solely as information for Shropshire Council and use in relation to the summarising and analysis of consultation responses to the recent Preferred Sites Consultation and to provide a number of key deliverables to support the Council in moving forward the review of the Local Plan.

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This document has 10 pages including the cover.

Document history

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
Rev 1.0	Draft Cleobury Mortimer	VD	BN	VD	VD	11 th April 2019
Rev 2.0	Final Cleobury Mortimer	VD	BN	VD	VD	25 th May 2019

Client signoff

Client	Shropshire Council
Project	Shropshire Council- Local Plan Review- Preferred Sites Consultation
Job number	5188227
Client signature / date	

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Introduction

Following approval from Cabinet on the Shropshire Council Preferred Sites Consultation, consultation documents for this third stage of the Local Plan Review were published on 29th November 2018 and the consultation ran till the 9th February 2019.

This stage of consultation sought views from all parties on the Preferred Sites Consultation in Shropshire for the period 2016-36.

Specifically, the consultation sought views of all parties with an interest in the preferred development strategy and sites in these identified locations, so that relevant views and evidence can be taken into account in deciding the best way forward. The Consultation Document:

- Outlines a housing policy direction to improve the delivery of local housing needs;
- Establishes development guidelines and development boundaries for Shrewsbury, Principal and Key Centres and each proposed Community Hub;
- Sets out the preferred sites to deliver the preferred scale and distribution of housing and employment growth during the period to 2036;

These responses will be used to inform further development of the Local Plan Review. This document summarises the key issues raised by respondents to the consultation in the Cleobury Mortimer Place Plan area.

1. Overview

This report provides a summary of the consultation comments received in response to the Cleobury Mortimer Place Plan Area-specific questions posed as part of the Shropshire Council Local Plan Review Preferred Sites Consultation.

The following sections set out the analysis of the qualitative comments from the consultation. Questions 3 and 4 sought views on the delivery of local housing needs, questions 5 and 6 sought views on windfall development. The key issues and concerns raised in response to these questions by consultees that responded to Cleobury Mortimer-specific questions are summarised in Sections 2 and 3.

There was one question specifically relating to the Cleobury Mortimer Place Plan Area, the responses to this question are summarised in Section 4. Section 5 summarises the other comments raised by consultees that responded to Cleobury Mortimer-specific questions.

A total of 28 consultees responded to these questions.

The quantitative analysis of these comments is set out in Appendix A.

2. Delivering Local Housing Needs

2.1. Question 3

Question 3 sought views on whether respondents thought that Shropshire Council should introduce a cross-subsidy exception site policy allowing an element of open market housing to support the delivery of affordable housing. Overall, there was support for the policy from respondents interested in the Cleobury Mortimer Place Plan Area; however, no specific comments were made about the policy.

2.2. Question 4

Question 4 sought views on whether respondents preferred (subject to viability assessment) if development mix should be assessed on a site by site basis or a set development mix, which would be geographically defined and subject to the findings of a viability assessment undertaken as part of the Local Plan Review. Responses to this question from respondents, who were interested in the Cleobury Mortimer Place Plan Area, supported the development mix being assessed on a site by site basis, but no specific comments were provided.

3. Windfall Development

3.1. Question 5

Question 5 sought views on whether respondents thought that it was appropriate for some settlements to include a windfall allowance to help deliver their housing guidelines. Generally, respondents interested in the Cleobury Mortimer Place Plan Area, did not support a windfall allowance for housing, with several respondents noting that windfall allowance should be used as a contingency.

3.2. Question 6

Question 6 sought views on whether respondents thought that it was appropriate for some settlements to include a windfall allowance to help deliver their employment guidelines. There was an even split of support and opposition to this question from the two respondents who were interested in the Cleobury Mortimer Place Plan Area; neither made any specific comments.

4. Cleobury Mortimer Place Plan Area

4.1. Question 18

Question 18 sought views on whether respondents agreed with the preferred housing and employment guidelines for Cleobury Mortimer. Most respondents did not have an opinion or did not agree with the guidelines. There was a specific comment that consideration should be given to the permitting of infill development between properties in Button Bridge. Another comment suggested that the housing targets are above the housing need and should be reduced by 10% in Cleobury Mortimer. Furthermore, the existing employment land is adequate based on a scaled back housing guideline, and existing imbalances should be included in calculations for housing and employment guidelines.

A number of Consultees stated that there is a lack of clarity on the guidelines. The Neighbourhood Plan is in the early stages of preparation which is causing uncertainty.

5. Further Information

5.1. Question 63

Question 63 sought views on whether respondents thought any additional 'Community Clusters' to those identified within the Preferred Sites Consultation should be formed or any of the existing 'Community Clusters' identified in the consultation document should be removed. Responses to this question from consultees responding to this question, who were interested in the Cleobury Mortimer Place Plan Area, included:

- The Button Bridge Community Cluster should be reviewed to allow Button Bridge Lane to be included;
- Crumpsbrook should be included in the Hopton Wafers Community Cluster;
- Neen Savage should not become a Community Cluster as it has already seen reasonable growth.

5.2. Question 64

Question 64 sought any other views. Where suitable, responses on this question have been consolidated into the relevant part of the Cleobury Mortimer-specific question. A number of respondents to this question, who were interested in the Cleobury Mortimer Place Plan Area, took this opportunity to promote sites in Cleobury Mortimer.

Appendices



Appendix A. Quantitative Analysis.

This appendix details the responses provided to the multiple choice questions posed for the Cleobury Mortimer PPA.

A.1. Question 3

Question 3 sought views on whether respondents thought that Shropshire Council should introduce a cross-subsidy exception site policy allowing an element of open market housing to support the delivery of affordable housing. Of the unique respondents that responded to this question, who were interested in the Cleobury Mortimer Place Plan Area and completed this question:

- 66% agreed with the introduction of a cross-subsidy exception site policy;
- 0% did not agree with the introduction of a cross-subsidy exception site policy; and
- 33% don't know/ no opinion on the introduction of a cross-subsidy exception site policy.

A.2. Question 4

Question 4 sought views on whether respondents preferred (subject to viability assessment) if development mix should be assessed on a site by site basis or a set development mix, which would be geographically defined and subject to the findings of the findings of a viability assessment undertaken as part of the Local Plan Review. Of the unique respondents that responded to this question, who were interested in the Cleobury Mortimer Place Plan Area and completed this question:

- 100% preferred a development mix to be assessed on a site by site option;
- 0% preferred a set development mix option.

A.3. Question 5

Question 5 sought views on whether respondents thought that it was appropriate for some settlements to include a windfall allowance to help deliver their housing guidelines. Of the unique respondents that responded to this question, who were interested in the Cleobury Mortimer Place Plan Area and completed this question:

- 0% agreed that it is appropriate for some settlements to include a windfall allowance to help deliver their housing guideline;
- 66% did not agree that it is appropriate for some settlements to include a windfall allowance to help deliver their housing guideline; and
- 33% don't know/ no opinion that it is appropriate for some settlements to include a windfall allowance to help deliver their housing guideline.

A.4. Question 6

Question 6 sought views on whether respondents thought that it was appropriate for some settlements to include a windfall allowance to help deliver their employment guidelines. Of the unique respondents that responded to this question, who were interested in the Cleobury Mortimer Place Plan Area and completed this question:

- 50% agreed that it is appropriate for some settlements to include a windfall allowance to help deliver their employment guideline;
- 50% did not agree that it is appropriate for some settlements to include a windfall allowance to help deliver their employment guideline; and
- 0% don't know/ no opinion that it is appropriate for some settlements to include a windfall allowance to help deliver their employment guideline.

A.5. Question 18

Question 18 sought views on whether respondents agreed with the preferred housing and employment guidelines for Cleobury Mortimer. Of the unique respondents that completed this question:

- 3.5% agreed that the preferred housing and employment guidelines for Cleobury Mortimer;
- 18.5% did not agree that the preferred housing and employment guidelines for Cleobury Mortimer; and
- 78% don't know/ no opinion that the preferred housing and employment guidelines for Cleobury Mortimer.

A.6. Question 63

Question 63 sought views on whether respondents thought any additional 'Community Clusters' to those identified within the Preferred Sites Consultation should be formed or any of the existing 'Community Clusters' identified in the consultation document should be removed. Of the unique respondents that responded to this question, who were interested in the Cleobury Mortimer Place Plan Area and completed this question:

- 25% agreed that a 'Community Cluster' needs to be formed;
- 0% agreed that a 'Community Cluster; needs to be removed;
- 25% do not agree 'Community Cluster' will be added or removed; and
- 50% don't know/ no opinion about addition or removal of 'Community Clusters'

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