

**Representor unique Part A Ref: ID Number A0603**

**Matter 3 - Development Strategy**

**Relevant questions no 16**

## **Shropshire Local Plan Examination Stage 1 Hearing Statement**

### **Policy SP10**

I believe that the Local Plan, as submitted, is unsound because it places far too much reliance on rural exception site dwellings (Housing para 4a) rather than requiring development within Community Hubs and Clusters to make a greater contribution to the supply of affordable dwellings. This is a particular issue in North Shropshire where a mere 10% of affordable housing is the contribution required. (Policy DP3).

Related development management policies, DP 4, 5, 6 and 7 add to the problem by using loosely worded definitions which are capable of widely differing interpretation:

These words and phrases are examples of the vague terminology used throughout:

“isolated location”

“reasonable access to local services by walking, cycling or public transport”

“appropriate access to a school”

“meaningful community engagement”

Imprecise definitions are unhelpful for prospective developers , for development management officers and for councillors serving on the two Planning Committees. It will be very difficult to reach proper judgements in relation to the suitability or otherwise of exception site proposals.

This lack of clarity is likely to encourage speculative applications and make for inconsistent decision making and an increase in Appeals.

Cllr Nick Bardsley  
May 31st 2022

