

# SHROPSHIRE LOCAL PLAN EXAMINATION

## Stage 1 Hearing Statement

<b>Representor unique Part A Ref *</b>	<b>A0037 Fletcher Homes</b>
<b>Matter</b>	<b>3 - Development Strategy</b>
<b>Relevant questions no's</b>	<b>15, 21</b>
<b>Comments as attached.</b>	

## **SHROPSHIRE LOCAL PLAN EXAMINATION**

### **Stage 1 Hearing Statement**

### **Matter 3 – Development Strategy**

**Reference:** A0037 Fletcher Homes

**Date:** 31/05/2022

#### **Matter 3 Q15**

Fletchers consider that the Community Hub and Community Cluster approach to development is understood and already embedded within the Core Strategy and SAMDev Plan. It is aligned with the overarching spatial strategy and accordingly is justified, effective and consistent with national planning policies. We have made detailed representation at Regulation 19 Stage in respect of the assessment of three settlements Cockshutt, Ellesmere and Cross Houses.

#### **Matter 3 Q21**

The Council's Housing Topic Paper (February 2022) provides a detailed analysis of the Local Plan's approach to windfall housing development. It is evident that the Local Plan strategy is reliant on windfall development and there should be greater clarity in the Local Plan on how the allowance relates to housing need and delivery. In respect of Ellesmere we do not consider that the windfall allowance will provide a reliable source of supply on the basis there is insufficient space within the development boundary to accommodate the town's 166 (amended in Housing Topic Paper) dwellings windfall allowance. Accordingly we would have concerns that the Council's approach does not conform with Paragraph 71 of the Framework.