

# SHROPSHIRE LOCAL PLAN EXAMINATION

## Stage 1 Hearing Statement

<b>Representor unique Part A Ref *</b>	<b>A0509</b>
<b>Matter</b>	<b>3</b>
<b>Relevant questions nos</b>	<b>Q2, Q3, Q4, Q14, Q15, Q21</b>

\*Your unique reference can be found in the Schedule of Respondents (Schedule 3 of document SD014.01) at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-library/earlier-regulation-18-plan-making-stages-of-consultation/regulation-19-pre-submission-draft-of-the-shropshire-local-plan-consultation/>

## Shropshire Local Plan Review Examination

### Stage 1: Matters, Issues and Questions

#### Matter 3: Development Strategy

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##### Hearing Statement on behalf Mr R Homden

Wednesday 6<sup>th</sup>/Thursday 7<sup>th</sup> July 2022

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Aston is a small village lying around 2km to the east of the centre of Wem.

Policy SP2.2 proposes that Aston, along with Edstaston, Quina Brook, Northwood, Newtown and Tilley, will be regarded as a Community Cluster, to which the provisions of Policy SP9 will apply.

The Representor supports this designation but has concerns about the provisions of Policy SP9, and how they might cause problems for the sensible development of the settlements in the Cluster – especially in Aston – and, more generally, for many similar sized villages that become elements in Community Clusters.

A main aim of the plan Review is, according to Policy SP1.1.e, to meet local needs and make settlements more sustainable by providing development which (amongst other things),

*“Raises design standards and enhances the area’s character and historic environment.”*

However, Policy SP9.2.c says that residential development in Community Clusters will be delivered (amongst other things),

*“On suitable small scale infill sites of 0.1ha or less, which are clearly within and well related to the built form of the settlement, have permanent and substantial buildings on at least two sides and are up to a maximum of 3 dwellings.”*

The settlements in the Community Cluster with Aston all have their own characteristics but, apart, perhaps, from Tilley, comprise very loose spatial arrangements of buildings, in particular dwellings.

The requirement for the development to comprise “infill” is likely to reduce the opportunities for development in these villages because of the current loose form of development. Insisting that

development must be “infill”, which is often a very strictly applied description of development, is likely to adversely affect the appearance and character of some villages. If applied strictly to the villages in the Aston Cluster it would seriously impact on the ability of the Cluster to develop. There will be many other such Clusters in Shropshire that will experience the same issue.

Policy CS4 of the current Shropshire Core Strategy indicated that “communities would become more sustainable by (amongst other things):

*“Ensuring that all development in Community Hubs and Community Clusters is of a scale and design that is sympathetic to the character of the settlement and its environs and satisfies policy CS6.”*

(Policy CS6 established sustainable design and development principles).

This approach to design in Clusters appears to the Representor to be a much more flexible, but safer, means of creating development in Cluster settlements that will retain character rather than being forced into an ‘infill’ model of development which is likely to be alien in many villages.