

## Part B: Your Response

Please complete a separate **Part B form** for each response that you wish to make. One **Part A form** must be enclosed with your **Part B form(s)**.

To assist in making a response, separate **Guidance** is available on the Council's website. Responses should be returned by **5:00pm on Tuesday 11<sup>th</sup> June 2024**.

Name and Organisation:	Messrs Jones & Hayward
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### Q1. To which document(s) does this response relate?

<b>a. Draft policy on Housing Provision for Older People and those with Disabilities and Special Needs and its explanation.</b>	<input type="checkbox"/>
<b>b. Updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report.</b>	<input type="checkbox"/>
<b>c. Updated Housing and Employment Topic Paper.</b>	<input checked="" type="checkbox"/>
<b>d. Updated Green Belt Topic Paper.</b>	<input type="checkbox"/>

### Q2. To which paragraph(s) of the document(s) does this response relate?

Paragraph(s):	8.3 - Options to Accommodate the Proposed Uplift to the Housing Requirement
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### Q3. Do you consider the document(s) are:

- A. Legally compliant      Yes:       No:
- B. Sound      Yes:       No:

### Q4. Please detail your comments on the specified document(s).

**Please be as precise as possible.**

Messrs Jones & Hayward support Whitchurch, as a principal centre, having its dwelling guideline increased by 75 dwellings, but question the soundness of this plan if the settlement boundaries are not expanded and / or additional sites not allocated.

Further consideration is required into expanding the allocations afforded Whitchurch and or suitably expanding the settlement boundaries to afford more scope for Windfall development.

See attached covering note – 'Jones & Hayward – Alkington Road'.

*(Please continue on a separate sheet if necessary)*

**Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.**

### Q5. Do you consider it necessary to participate in relevant examination hearing session(s)?

*Please note: This response provides an initial indication of your wish to participate in relevant hearing session(s). You may be asked to confirm your request to participate.*

- No, I do not wish to/consider it necessary to participate in hearing session(s)
- Yes, I consider it is necessary/wish to participate in hearing session(s)

*The Inspectors will determine the most appropriate procedure to consider comments made during this consultation.*

**Peter Richards & Co.**

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Shropshire Council  
PO Box 4826  
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SY1 9LJ

10<sup>th</sup> June 2024

BY EMAIL ONLY: [planningpolicy@shropshire.gov.uk](mailto:planningpolicy@shropshire.gov.uk)

Dear Sir/Madam

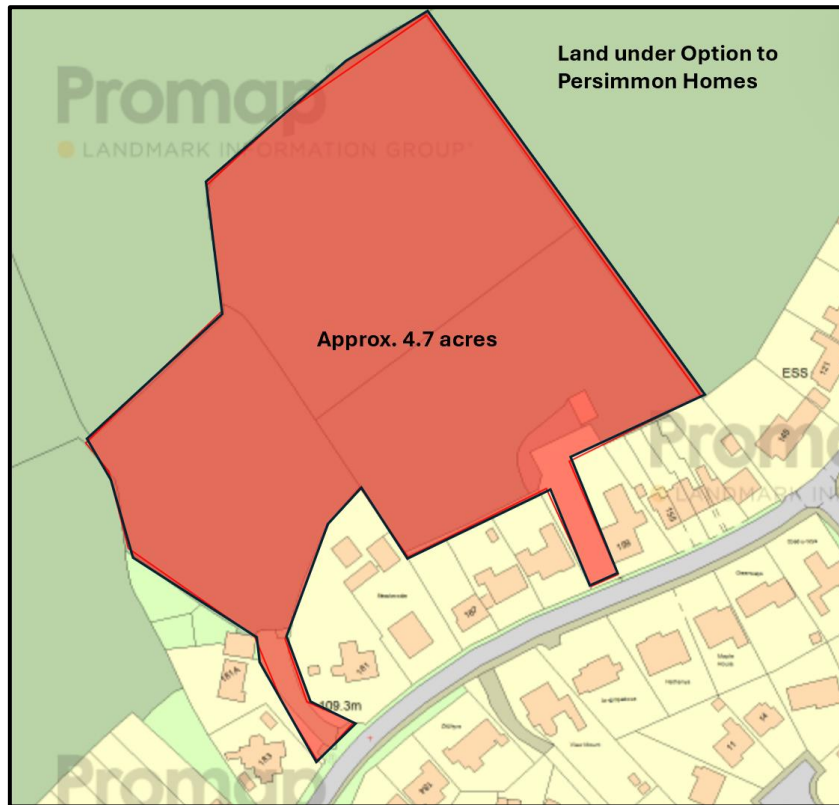
**Shropshire Local Plan Examination: Further Consultation Focusing on Additional Material Prepared in Response to the Planning Inspector's Interim Findings Response on Behalf of Messrs Jones & Hayward**

Peter Richards & Co. Ltd is instructed by Messrs Jones & Hayward (J&H) to submit representations to the additional material that Shropshire Council is currently consulting on following comments by the Planning Inspectors to the Shropshire Local Plan Examination.

Messrs Jones & Hayward own approx. 4.7 acres to the north of Alkington Road, Whitchurch and wish to comment on the updated **Housing and Employment Land Topic Paper** and reinforce the availability of their land.

The aforementioned site has potential to contribute to the housing numbers for the town, thus it is prudent to highlight the deliverability of this site, particularly as Whitchurch is identified as a settlement catering for additional housing numbers.

Shaded red on the images below, land to the north of Alkington Road is currently in agricultural / amenity use and is well related to the existing built form of the settlement.



**Land owned by Messrs Jones & Hayward**



**Land in context with land being promoted by Persimmon Homes**

It is acknowledged that the Council has updated its housing requirement, which was originally calculated in 2020, outlined in the Pre-submission version of the Plan. The re-worked housing requirement has used the same percentage uplifts (5%, 10% and 15%) as well as making a contribution of 1,500 dwellings to meet the unmet needs of the Black Country. The Council conclude that Option 3B: high growth plus a 1,500 dwelling contribution to the Black Country authority's unmet housing need is their preferred option.

As a result, it is recognised that a housing requirement of 31,300 dwellings over the proposed plan period from 2016 to 2038 equates to an annual average of around 1,423 dwellings.

Thus, it is understood an increase of 500 dwellings for the Council's housing requirement is proposed.

It is recognised and supported that the Council remain focused on the high growth option seeking to achieve a 15% uplift on local housing need, whilst also still making an allowance for meeting the unmet needs of the Black Country authorities.

Detailed within the Housing and Employment Topic Paper are four options for how the additional 500 dwellings are to be provided;

- a) Option 1 : Increasing settlement guidelines and windfall allowances;
- b) Option 2 : Densification of proposed site allocations;
- c) Option 3 : Increasing site allocations; and
- d) Option 4 : A combination of 2 or more of the other options.

Option 1 seeks to allow greater room for development within the strategic, principal, key centres and/or strategic settlements to provide additional capacity for windfall development. Paragraph 8.7 states that *'Settlement guidelines and associated windfall allowances in the draft Shropshire Local Plan were considered reasonable when proposed, and there is flexibility within the draft Shropshire Local Plan for settlement guidelines to be exceeded. However, there is evidence that in some instances settlement guidelines and associated windfall allowances have been overly cautious'*.

It is recognised that the Council conclude that Option 1 is the preferred option and that, as a result, the Council will seek to rely on the additional 500 dwellings being delivered through additional windfall development in strategic, principal, key centres and/or strategic settlements to provide the additional capacity.

Table following paragraph 8.91 of the Topic paper informs that the Council consider that the additional 500 dwellings can be accommodated in Shrewsbury (strategic centre) which will increase the settlement guideline by a further 350 dwellings, with Whitchurch (principal centre) will have its dwelling guideline increased by 75 dwellings. Whilst the remainder of 75 dwellings will be provided at the former Iron Bridge Power Station (strategic settlement).

In identifying Whitchurch as being one of only 3 locations that additional growth is to be directed, it is noted that the development boundary proposed is drawn tightly around Whitchurch.

Whilst Messrs Jones & Hayward support the Council's preferred approach, they question the soundness of the plan and scope to achieve the windfall numbers targeted for Whitchurch without expanding the settlement boundary of Whitchurch or increasing the allocated sites.

Option 3: increasing site allocations, the Council acknowledges that there may be opportunities to extend proposed allocations.

It is appreciated that the Council state a preference is to rely on additional windfalls coming forward to meet the additional housing requirement for Shropshire, it also recognised that the Council is proposing to identify strategic allocations to meet the needs of the Black Country (1,500 dwellings). Thus, the Council see the benefit in identifying allocations to meet the specific need arising outside of Shropshire although take a differing view for meeting the additional need of Shropshire.

It is acknowledged that inclusion of the subject land could be included as an additional allocation, or considered an expansion of the land to the east being actively promoted by Persimmon Homes.

Land owned by Messrs Jones and Hayward is afforded two functioning accesses onto Alkington Road and can be sympathetically developed to deliver circa. 35 dwellings. If linked to the Persimmon Homes proposal to the east, connectivity between Liverpool Road and Alkington Road can be improved.

It is considered important to the soundness of the plan that reconsideration is given to Option 3 and expansion of allocations to ensure certainty in housing delivery.

Please note, in promoting this site Messrs Jones & Hayward are in receipt of several expressions of interest from developers keen to acquire their land, plus they have a constructive relationship with Persimmon Homes, who are actively promoting part of the Jones families land to the east. Thus, confidence can be afforded on delivering this site, which requires minimum infrastructure, early in the plan period.

In summary Messrs Jones & Hayward support Whitchurch, as a principal centre, having its dwelling guideline increased by 75 dwellings, but question the soundness of this plan if the settlement boundaries are not expanded and / or additional sites not allocated.

Should you wish to discuss this site please do not hesitate to contact me.

Yours faithfully

*P.W. Richards*

**Peter Richards MRICS**

**Chartered Surveyor**