

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 11th June 2024**.

Name and Organisation:	ME J IMBER JMI PLANNING LTD
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Q1. To which document(s) does this response relate?

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

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

Paragraph(s):

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.

SEE SUPPORTING STATEMENT

(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.

Housing Topic Paper Consultation

**Representations on Behalf of Mrs J Butters,
Mrs S Croom & Mrs L Giladoni**

Land South of Birchfield, London Road, Woore

Housing Topic Paper Representations – Land off London Road, Woore

Project	London Road, Woore
Client	Mrs J Butters, Mrs S Croom & Mrs L Giladoni
Reference	2285
Project Team	Jon Imber
Version	1.1

Document Produced by:

JMI Planning Limited
62 Carter Street
Uttoxeter
Staffs
ST14 8EU

Phone: 01889 566107
Email: enquiries@jmiplanning.com

www.jmiplanning.com

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1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this appraisal, Jon Imber, has worked as both a development control and forward planning officer in local government, and more recently as a senior planning consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.
- 1.3 This document sets out representations to the Housing Topic Paper consultation made on behalf Mrs J Butters, Mrs S Croom & Mrs L Giladoni, the owners of SHELAA Site WIC005 (Land South of Birchfield, London Road, Woore).

2 Comments on the Council's Preferred Strategy

- 2.1 The Housing Topic Paper sets out four options to accommodate an uplift of 500 dwellings on the housing requirement proposed in the Submission Plan and an uplift of 1500 dwellings towards the unmet housing need forecast to arise in the Black Country. These uplifts are to be considered separately.
- 2.2 The Council's preferred approach to accommodating the 500 dwelling uplift is through adjustments to settlement guidelines and windfall allowances.
- 2.3 This approach is broadly supported. However, the distribution of the growth areas set out in Paragraph 2.12 of the Topic Paper, which focuses the uplift on Shrewsbury, Whitchurch and the former Ironbridge Power Station is considered too narrow.

- 2.4 Instead, a proportion of the growth should be directed towards Community Hubs where it would help to sustain local services and amenities. This approach would involve modest extensions to the settlement boundaries of the Community Hubs to increase their capacity.
- 2.6 My clients' land south of Birchfield, London Road, Woore (SHELAA Site WIC005) would be well placed to accommodate some modest additional growth commensurate with the scale and function of the settlement.
- 2.7 It is agreed that the 1,500 dwelling uplift to meet the Black Country's needs should be accommodated on specific sites well related and connected to the Black Country.

3 Site and Planning History

- 3.1 The site comprises approximately 3.3 hectares of grassland to the west of London Road.
- 3.2 Woore is a village with a population of over 600. It contains a wide range of services relative to its size, including:-
- A Primary School
 - A Post Office and General Store
 - Two Public Houses
 - A Parish Church
 - A Methodist Church
 - A Village Hall
 - A Bowls Club
 - A Mobile Library

- 3.3 The site lies within a small gap between the village of Woore and the neighbouring hamlet of Irelands Cross. Surrounding uses include residential properties to the north and south and countryside to the east and west.
- 3.4 The site has a frontage to London Road, from which it takes access. London Road is subject to a 30mph speed limit to the north of the access and a 40mph speed limit to the south. Visibility commensurate with the posted limits and vehicle speeds is comfortably available in both directions.
- 3.5 The site has no recent planning history of relevance to this submission.
- 3.6 The site does not lie within Green Belt, and does not lie within a Conservation Area. There are no listed buildings within the immediate vicinity.
- 3.7 The site is owned by three family members, all of whom are committed to bring it forward for development.
- 3.8 The site and its surroundings are shown on the following photograph.



Figure 1 - Aerial photograph of site

4 Suggested Revision to Plan

- 4.1 It is our view that the Site WIC005 should be included within the Woore Settlement Boundary.

Justification

- 4.2 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development.
- 4.3 Paragraph 60 of the NPPF expresses a commitment to delivering housing growth. It states “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed”.

- 4.4 Paragraph 83 of the Framework states “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”
- 4.5 Paragraph 180 of the Framework states that the planning system should contribute to and enhance the natural and local environment by ‘protecting and enhancing valued landscapes’.
- 4.6 Paragraph 8 of the NPPF identify three components to sustainable development: economic, social and environmental. Achieving sustainable development requires economic, social and environmental gains to be sought simultaneously.

Environmental

- 3.4 Woore is a sustainable settlement, as acknowledged by its designation as a Community Hub within the Emerging Local Plan. It contains a range of services and facilities such that future residents need not be dependent upon the private car to meet their day to day needs. Woore is therefore a suitable location to accommodate further development.
- 3.5 The site is well related to the existing settlement. It adjoins the existing Settlement Boundary on two sides, and is effectively infill. It is a well contained site which is viewed in the context of existing built development. The sensitive development of the site would therefore have minimal impact upon the character and appearance of its landscape context.

- 3.6 We are aware that there is a local desire to maintain a degree of separation between Woore and Irelands Cross. The owners of the site have approached the local Parish Council to discuss how this could be achieved whilst developing the remainder of the land. The owners of the site are keen to work with Woore Parish Council to find a mutually acceptable solution.
- 3.7 The site lies within walking distance of services and facilities within the village centre, and is connected to them by a continuous street lit pavement, promoting sustainable travel and a healthy lifestyle.
- 3.8 The site lies within Flood Zone 1 where there is a less than 1 in 1000 annual probability of fluvial flooding. Flood risk is not therefore a constraint to development in this instance.
- 3.9 The site does not lie within a Conservation Area and there are no listed buildings or Scheduled Ancient Monuments in the immediate vicinity. Development would not therefore affect heritage assets or their setting.
- 3.10 The site is therefore considered sustainable in environmental terms.

Economic

- 3.11 Paragraph 85 of the NPPF prescribes significant weight to the economic benefits of proposals in the overall planning balance.
- 3.12 The proposals would deliver both short term and longer term economic benefits. In the short term the proposal would bring about the economic benefits associated with new development including supporting the construction industry both directly

through construction jobs on site and indirectly through the supply chain.

3.13 In the medium to long term the development of the site would support existing local services and facilities, helping to safeguard their retention through increasing their customer base. The development of the site would also boost the local labour supply, broadening the choice of suitable candidates for local employers.

3.14 The site is therefore sustainable in economic terms.

Social

3.15 The site is well related to the existing settlement, encouraging community cohesion and ensuring that new residents do not feel isolated. The proposals would therefore contribute positively towards the vitality of the local community, increasing its population with new residents that can support and enhance local services and partake in social and community activities.

3.16 The proposed development would be of sufficient scale to accommodate a proportion of on-site affordable housing. Furthermore, given the aging population of the district and the nation in general, the development of the site presents an opportunity to provide some new bungalows to meet the needs associated with those demographics.

4 Conclusions

4.1 Whilst the broad strategy of accommodating the 500-dwelling uplift through adjustments to settlement guidelines and windfall allowances is agreed, the approach of focussing this on Shrewsbury, Whitchurch and the former Ironbridge Power Station is considered too narrow and would fail to support services and facilities within the

Community Hubs.

- 4.2 Instead it is suggested that a proportion of this growth be directed towards Community Hubs, involving sensitive extensions to their development boundaries to include sites such as SHELAA Site WIC005.

- 4.3 The development of this site would therefore be sustainable in environmental, economic and social terms. In line with the presumption in favour of sustainable development set out in the National Planning Policy Framework, the broad principle of additional housing in this location is therefore considered acceptable.