

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: | Oswestry Civic Society |
|------------------------|------------------------|

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 checked="" type="checkbox"/> |
| c. Updated Housing and Employment Topic Paper. | <input 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.

Oswestry Civic Society have reviewed the updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report and have no further comments to make other than to reiterate the comments and concerns previously presented in respect of the Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan

(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.

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Oswestry Civic Society have reviewed the Updated Housing and Employment Topic Paper and welcome the transparency in identifying specific sites to meet the housing and employment land needs of the Black Country. It is further noted that an uplift of 500 dwellings to the housing requirement is proposed, focused on increased settlement housing guidelines and the windfall allowance at three locations (Shrewsbury, Whitchurch and the former Ironbridge Power Station). This focus on the urban areas and brownfield site opportunities in sustainable locations is supported. Notwithstanding this, the Society have previously raised objection to the Regulation 19: Pre-Submission Draft in relation to the 'hubs and clusters' approach of Policy SP2, and the importance of ensuring rural development is limited to meeting local needs.

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See supporting statement

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Draft DP Policy: Housing Provision for Older People and those with Disabilities and Special Needs

Comments by Oswestry Civic Society

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

The Society welcome the main provisions of the proposed DP policy related to housing provision for older people and those with disabilities and special needs.

At the county level there is a considerable need for more housing for older people and those with disabilities and special needs. This is confirmed in supporting justification paragraph 1 drawing on the SMHA evidence base. Furthermore the Society is aware from its analysis of published data from the Census 2021 that Shropshire has an above national average proportion of resident older people and that national trends indicate that the population is aging, living longer and more independently.

The Society endorse the principle that wherever possible, the priority will focus on independent living within existing homes in existing communities. The provision of accessible and adaptable housing and appropriate forms of specialist housing outlined at part 1 of the draft policy is fully supported by the Society. This objective however can only be realistically met if appropriate funding and resources is in place and committed. Furthermore, the ability for a transition into specialist housing for the elderly at the appropriate time, offers the opportunity to contribute to housing supply for other groups such as families thereby supporting a more flexible housing market.

At part 9 and 10 of the draft policy, the Society fully welcome the essential need for specialist housing provision to be integrated within existing (and emerging) communities and ensuring the specialist housing is located and well connected in terms of access to shops, community facilities such as health care, public transport and other services appropriate to the needs of future occupiers.

At part 11 of the draft policy, the Society consider the policy should be strengthened to ensure the delivery of key worker accommodation for associated care staff. The success of the policy will in part be dependent on the ability to recruit and retain care staff whilst providing for the level of on-site care/supervision required. As currently worded, the policy states such opportunities 'should be proactively considered'.

At part 14, the Society recognise the contribution of specialist housing in terms of its secondary employment role, both direct and indirect, including its role in mixed use employment sites, but only where the provisions of paragraphs 9 and 10 are satisfied (see earlier comments).

The adoption of a sliding scale for thresholds of provision at on site allocations and all development sites, as set out at parts 15 – 17 of the draft policy is fully supported by the Society and recognises the vital importance of delivering specialist housing in multi-generational, integrated and inclusive communities.

There is however a recognition that smaller development sites and on site allocations of up to 49 dwellings are not subject to these identified thresholds. Given the predominantly rural character of Shropshire, the stated objective to retain people within their own communities where possible, and the underlying contribution of smaller sites across the county, the Society is concerned to understand how a proportionate level of provision of appropriate forms of specialist housing can be secured on those sites which are smaller than 'large scale' sites (defined as 50 or more dwellings).