

## 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:	Weston Rhyn Parish Council
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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 checked="" 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 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):

### 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.**

We support the direction of this policy, but query whether due consideration has been given to the rural nature of a large part of Shropshire where an aging demographic live in small villages, and all developments will fall below meaningful thresholds, e.g. 5% wheelchair accessible on developments of 5 or more, or 70% accessible and adaptable on developments of 5 or more. Only larger urban developments will reach these targets. We would like to see what viability work has been undertaken to support this. We would prefer a stronger policy, stating that ALL developments should be adaptable and accessible (unless site specific conditions prevent this), and that all developments of 5 or more should have a minimum of 1 dwelling that is wheelchair accessible. Windfall sites to be encouraged to also include accessible homes. Our experience is that housing needs survey flagged up the need for older people to downsize, thus freeing up larger homes for families, but that many of these people were not eligible for housing association homes, at the same time as there were no suitable accessible homes for purchase. New developments are of only larger two storey 3 or 4 bedroom houses.

*(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)

## **Continuation Sheet – Weston Rhyn Parish Council**

### **Part b**

#### **a)**

We support the direction of this policy, but query whether due consideration has been given to the rural nature of a large part of Shropshire where an aging demographic live in small villages, and all developments will fall below meaningful thresholds, e.g. 5% wheelchair accessible on developments of 5 or more or 70% accessible and adaptable on developments of 5 or more. Only larger urban developments will reach these targets. We would like to see what viability work has been undertaken to support this. We would prefer a stronger policy, stating that ALL developments should be adaptable and accessible (unless site specific conditions prevent this), and that all developments of 5 or more should have a minimum of 1 dwelling that is wheelchair accessible. Windfall sites to be encouraged to also include accessible homes. Our experience is that housing needs survey flagged up the need for older people to downsize, thus freeing up larger homes for families, but that many of these people were not eligible for housing association homes, at the same time as there were no suitable accessible homes for purchase. New developments are of only larger two storey 3 or 4 bedroom houses.

### **Continuation**

Nothing in this for homes for partially sighted residents.

We support the council's policy for integration of older and special needs residents within communities.

(5) wheelchair accessibility standards are bare minimum and do not make requirements for relevant internal needs such as enough room space for a wheelchair plus assistance e.g. toilets need an extra 2 sq m.

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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Stated Sustainability Objectives used throughout the document are out of date regarding environmental objectives, with no real urgency or mitigations for climate and biodiversity emergencies, Updated NPPF, 8c; 11a;157-160; 185-186

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

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