

Planning Policy Team
Shropshire Council
PO Box 4826
Shrewsbury
SY1 9LJ
[sent by email to planningpolicy@shropshire.gov.uk]

AR/SLP0011

Tuesday 11th June 2024

Dear Sir/Madam,

Response to Additional/Updated Document Consultation (June 2024) in relation to Shropshire Local Plan EIP on behalf of Shropshire Homes Limited

Please find below in response to your latest consultation being undertaken as part of the Examination in Public.

Shropshire Homes Limited ("SHL") is mostly supportive of the additional/amended documents, and supports the Council's progress towards ensuring that they have an up-to-date Plan.

Response A – draft Policy GC25 – Housing Provision for Older People and those with Disabilities and Special Needs

On the whole, SHL is supportive of the Council's intention to ensure that the Authority is planning for those with extra needs, however there are some points of note that we would like to make regarding the draft Policy:

1. The Council should be more precise in their terminology in order to ensure that there is no misinterpretation of the provision of each Building Regulations requirement (including M4(2), M4(3)a, M4(3)b or otherwise).
2. The Council must ensure that they are meeting the guidance set out within the PPG relating to development and Building Regulations.
3. We question whether it is viable and appropriate to require that all sites (including allocations) should include provision of specialist housing for Older People or those with Special Needs. SHL are aware that the availability and demand (or need) for such accommodation varies significantly depending on its location. For example, some parts of Shropshire have seen a significant number of developments for Older People completed, whilst others may have a more pronounced need. An assessment of need should be undertaken at the time of the planning application which can appropriately advise on the level of need for specialist housing, which can then be considered alongside the level of provision advised within paras 15-17.
4. Some development sites lend themselves more readily to the provision of specialist accommodation. In particular, the site's access to services should be considered. Some development sites (and/or allocations) may not be appropriately located in order to sustainably provide specialist housing.

5. The draft Policy (particularly in conjunction with DP1 and DP4) may provide instances where development sites are unviable as a result of onerous housing mix requirements.

Response B – relating to all other topics

SHL is supportive of the Council's approach to its calculation of Housing Need, and the approach to Green Belt release (within the confines of what is possible and meets legislation). We have no objection to the updated Housing and Employment Topic Paper, no the updated Green Belt Topic Paper. Whilst the Council's approach of increasing windfall allowances may be acceptable, SHL believe that additional allocations throughout the Authority would also be appropriate and should be explored in order to more robustly ensure that the Plan is 'Sound' and plans positively.

In summary, SHL are generally in support of the Local Plan, including its latest additions. We are looking forward to the next steps toward a newly adopted Local Plan for Shropshire.

Yours faithfully,

Andrew Rogers
Land Manager
Tel: 01743 761 789
Email: andrew.rogers@shropshire-homes.com