

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:	Bridget Laraway, Parish Clerk, Selattyn and Gobowen Parish Council
------------------------	--

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 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.

<p>General Comments</p> <p>It's unclear from these documents how development in Shropshire is going to be changed from developer / market led to being led by the needs of the local community. Developers are building the size of property that generates the most profit (large 3 or 4 bed homes), rather than smaller properties that would better suit the needs of the local community, whether this is for starter homes or for older people.</p> <p>There is a need to emphasise that Shropshire itself has a higher than average proportion of elderly people and has an aging population. Many existing large properties are single occupancy and there is a lack of smaller properties for them to downsize to. Building more smaller homes would enable people to downsize and free up existing large homes for growing families, helping to solve the housing problems of two different demographics.</p> <p>There is a need for good affordable housing starter homes for young families. Young adults have to move out of the county to afford somewhere to live and older people with money are moving in to buy the large houses being built when they retire. This is exacerbating the problem of the aging population which is directly affecting Shropshire Council's budget and ability to provide services across the county</p>
--

(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.



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:	Bridget Laraway, Parish Clerk, Selattyn and Gobowen Parish Council
------------------------	--

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 type="checkbox"/>
d. Updated Green Belt Topic Paper.	<input checked="" 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.

Pages 40-41 state the Shifnal requires progressive steady growth to enable infrastructure improvements so green belt land is being released for development to enable infrastructure improvements. This is based on the development happening first and then the infrastructure being put in to support the development after the development has happened.

Infrastructure improvements should be in place before development happens so that when people move into new homes they don't have to struggle with poor services while they wait (sometimes years) for the infrastructure to be improved to meet the demands of the development that they already live in. In this parish, residents have experienced problems with inadequate water supplies, insufficient electricity to meet demand and inadequate sewer infrastructure.

Releasing green belt land for development that has been earmarked as green belt in a Neighbourhood Plan contravenes the Neighbourhood Plan. Contravening a Neighbourhood Plan in this way will mean that local people will have no confidence in the value of Neighbourhood Plans or in earmarking land as green belt in a Neighbourhood 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.



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:	Bridget Laraway, Parish Clerk, Selattyn and Gobowen Parish Council
------------------------	--

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.

The area of employment land has been set but there is no information about how employers will be brought into the area to provide employment on the land. How will the employment on the land be married up with education being delivered locally so that the employment land provides employment for local people.

(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.

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:	Bridget Laraway, Parish Clerk, Selattyn and Gobowen Parish Council
------------------------	--

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.

This document, and the other 3 documents under consultation, make no mention of the essential infrastructure needed to support development in communities. For sustainability, it is key that there is a plan for infrastructure but there is no mention of pumping stations, reservoirs, train stations, parking, schools, shops, doctors surgeries and hospitals, electricity substations, increasing the capacity of the electricity grid or any of the other infrastructure needed to support additional homes and businesses and larger communities.

The document refers to housing being allocated to mitigate the unmet need in the Black Country. This will create a spike in people moving in to the county and put a further strain on services. There is already just one Accident and Emergency department serving the entire population of a large, rural county.

Where employment land is allocated, will additional school and college places be provided to support the families of the people coming in to the area to work on the employment land? Houses need to be built and infrastructure provided near to employment land to reduce the need for long commutes to work.

The Parish Council is concerned that all employment land development is along the main arterial routes, creating dormitory communities rather than vibrant local communities.

For sustainability, housing should be made more energy efficient including solar thermal, solar panels on the rooves, rain water collection etc. There is no mention of any of these requirements in the appraisal.

This document makes reference to Broseley's Neighbourhood Plan and the fact that it has been adhered to. Shifnal also has a Neighbourhood Plan and the proposed policies in this document contravene Shifnal's Neighbourhood Plan. For balance and consistency of approach, it should be specified in this document that the proposed policies contravene Shifnal's Neighbourhood 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.



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:	Bridget Laraway, Parish Clerk, Selattyn and Gobowen Parish Council
------------------------	--

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 checked="" 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 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.

Accessible and Adaptable Housing.

In rural areas, such as Selattyn and Gobowen Parish, many of the rural developments are 5 or 10 houses, or even fewer. Shropshire has an ageing population (acknowledged in the local plan and supporting documents) and there is a need for housing to be made available within every community for people to downsize to as they age even if it is not specifically designed for older people. The Draft Policy as currently written will not ensure that accessible and adaptable housing is provided in every community. Selattyn and Gobowen Parish Council suggest that on sites of 5 or more dwellings, the quota built to M4(3) should be changed to 10% or a minimum of 2 dwellings depending on the size of the development. This would ensure better provision in smaller rural developments.

The draft policy is based on meeting current demand. As the County has an ageing population and the draft local plan covers the period to 2038, the draft policy should be based on meeting future need which will be higher than current rates as identified in the policy.

It's unclear from this document how the policies are going to be translated into the quota of housing that will be allocated in the Local Plan.

General Comments

(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.

