

Shropshire Local Plan Review

Examination in Public

Stage 2 Hearings

Hearing Statement for Matter 27 – Development Management Policies

On behalf of Barwood Development Securities Limited
(Barwood Land)

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Representor unique Part A ref	A0608 – Barwood Land
Matter	27
Relevant Question Nos	Policy DP3 – Q1



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Introduction

Pegasus Group is instructed by Barwood Development Securities Ltd (Barwood Land) to respond to the Shropshire Local Plan Examination: Stage 2 Matters, Issues and Questions produced by the Inspectors appointed to hold an independent examination of the Shropshire Local Plan ('the Plan').

This Statement relates to Matter 27 – Development Management Policies (Policies DP1, DP1A, DP2, DP3, DP4, DP5, DP6, DP7, DP8).

Barwood Land are promoting land west of Ellesmere Road (ref SHR173) for 450 residential dwellings plus a local centre, which is currently in front of the Council as an outline planning application (LPA ref: 22/01432/OUT) for determination. Notwithstanding the application, the comments made in this Matter Statement relate to the questions posed by the Inspectors which form part of the Stage 2 Hearings.

Matter 27: Development Management Policies

Issue: Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to the approach towards the provision of housing and affordable housing.

Policy DP3 – Affordable Housing Provision

1. **Is the policy justified, effective and consistent with national planning policy, including the 2021 Framework (Para 4.53 of the explanation of the policy refers to the 2019 Framework)?**

Site development on a potential phased basis (if required) would enable the delivery of affordable housing associated with the Site early in the Plan period. Further highways modelling for the current planning application will determine whether or not the site needs to be phased, with either 150 dwellings delivered on site prior to the NWRR becoming operational or full build out of the site by 2032.

The draft Local Plan at para 4.49 (SD002) (amended to para 4.104 at AM019 in Doc GC411 SD003.01), states that the need for affordable housing in Shropshire “*is evident throughout the County*”, with more than 5,000 households looking for homes, and the 2020 Strategic Housing Market Assessment (SHMA) concluded that during the Local Plan period 2016–2038, an estimated 799 households per year will require affordable housing.

The policy is therefore justified.

The Council has set out the % requirement for affordable housing across the County based on viability (para 4.105 of the Local Plan, AM019) and has then identified that the provision of 10% or 20% affordable housing will be required, dependent on location.

As the identification of affordable housing policy has been based on viability, this is considered to support the proposed policy. Any changes would need to be supported by new evidence on viability to justify any changes.

Barwood Land’s land interests on land west of Ellesmere Road fall in the northern area for the provision of affordable housing. The Site can deliver 10% affordable dwellings, which will equate to up to 45 affordable homes.

Delivery of the Site on a phased basis will allow 15 affordable units to be delivered in Phase One, by 2027, with the remaining 30 affordable dwellings delivered across the rest of the Site by 2032.

Given the Council’s identified critical need for affordable housing, its delivery within the Ellesmere Road site early in the Plan period should be attached significant weight.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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