Shropshire Council: Shropshire Local Plan

Representation Form

*Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s).***

*We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.*

Part B: Representation

Name and Organisation:	**TREFONEN RURAL PROTECTION GROUP**

Q1. To which document does this representation relate?

☑ Regulation 19: Pre-Submission Draft of the Shropshire Local Plan

☐ Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan

☐ Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan

(Please tick one box)

Q2. To which part of the document does this representation relate?

Paragraph:	DP7.1(f)	Policy:	DP7 Cross Subsidy Exceptions	Site:		Policies Map:	

Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

A. Legally compliant	Yes:	☐	No:	☐
B. Sound	Yes:	☐	No:	☑
C. Compliant with the Duty to Co-operate	Yes:	☐	No:	☐

(Please tick as appropriate).

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

DP7 Cross Subsidy Exceptions

We do not consider this specific policy is required as the NPPF Para 77 allows for viability discretion on 100% Affordable Housing Rural Exception developments, which are allowed in 'Countryside' outside existing settlements.

A key factor in viability of 100% Affordable Exception schemes is land value. If landowners can foresee higher land value via a Cross-subsidy Exception scheme that will be what they will hold out for. By introducing this specific policy it could reduce the percentage Affordable Homes provided.

Without prejudice to the above, if this Policy is to be retained then we disagree with the minimum 70% Affordable Homes requirement in DP7.1(f)

We consider it should mirror the Open Market development Affordable Homes requirements for its location within the county
i.e. it should be in North 90%AH / 10%OM and in South 80%AH / 20%OM to reflect identified local needs.

Para DP7.1(a) refers to viability of schemes – how will this be determined?
Without public grant, viability is synonymous with profitability. It is inherent that Developers are profit led, and therefore they will seek to build the maximum Open Market housing within any development to maximise profit. Clearly, every development will differ in terms of land values and build costs related to site factors, and saleability of Open Market housing.
No indication is given of what might be deemed an acceptable profitability level on a scheme for the developer; nor how this would be assessed and determined within the Planning Application process (indeed is a it legally a consideration under the Planning Act?).

(Please continue on a separate sheet if necessary)

Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove DP7 completely;
Or, if not, change DP7.1.f wording
Delete at least70% and require it should mirror the Open Market development Affordable Homes requirements for its location within the county
i.e. it should be at least 90%AH in the North and 80%AH in the South to reflect identified local needs.

(Please continue on a separate sheet if necessary)

Please note: *In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.*

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

☐ No, I do not wish to participate in hearing session(s)

☑ Yes, I wish to participate in hearing session(s)

(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Office Use Only	Part A Reference:
	Part B Reference:

To represent our member's views on the status of their village for current and future generations

(Please continue on a separate sheet if necessary)

Please note: *The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*

Signature:	Chair Trefonen Rural Protection Group	Date:	25/02/2021

Office Use Only	Part A Reference:
	Part B Reference: