

**From:** Paul Segrott [mailto:PaulSegrott@balfours.co.uk]  
**Sent:** 29 January 2015 17:41  
**To:** Daphne Woof  
**Cc:** Natalie Liddiment  
**Subject:** RE: Shropshire SAMDev - Affordable Housing

Dear Daphne

Thank you for your email below. I would comment as follows:

The inspector should take into consideration the ministerial announcement regarding affordable housing for small developments, particularly in rural areas.

I believe in the case of Onibury where representations have been made, affordable housing has been developed in the village (6 affordable house) and any further development should take reference to my comments below:

Where affordable housing contributions are being sought, obligations should not prevent development from going forward.

Local authorities should ensure that the combined total impact of such requests does not threaten the viability of the sites and scale of development identified in the development plan. Contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000 sqm

In designated rural areas, local planning authorities should choose to apply a lower threshold of 5-units or less. No affordable housing or tariff-style contributions should then be sought from these small scale developments.

I have based my comments above on the ministerial recommendations and I hope Shropshire Council will take reference to these recommendations.

I hope my comments are helpful.

Regards  
Paul

**Paul Segrott**  
**Partner**