

**SHROPSHIRE COUNCIL
EXAMINATION OF THE SITE ALLOCATIONS & MANAGEMENT OF
DEVELOPMENT (SAMDev) PLAN
AFFORDABLE HOUSING
Invitation to make further comments (by 11 February 2015)**

11 February 2015

Comment on the above by Land Research & Planning Associates Ltd.

Further to our representations on behalf of two clients expanded at the Hearings in November 2014 in the Shire Hall Shrewsbury we observe as follows in regard to Shropshire Council's (SC) response and stance to the Government's Ministerial Statement of 01 December 2014.

We attach a copy of a letter received by e-mail on 30 January 2015 from SC transposed from Word to PDF for safe referral.

1. This decision by SC is in direct defiance and conflict with the wishes of Central Government which surely is seeking to aid the smaller developer to develop smaller sites so as to help the Housing need be brought more up to date; by avoiding reducing the profit and burden the sales of smaller sites with S106 agreements. We respectfully submit to the Inspector that SC is simply compounding the difficulties the smaller developers have found themselves in since 2007 onwards. Hence the massive housing problem/shortage SC find themselves in with this stance.

2. We are not going to repeat the representation made on 09 February 2015 save to say that Senior Officers when challenged at the EIP hearings that there were only 179 Affordable Homes expected (*The Council's Figures – Not ours*) for the next five years and that Mr Andy Mortimer and Mr Andrew Williamson admitted on 20 November 2014 in front of the Inspector and the public that Affordable Homes provision was a serious problem. The Council's other figure of 9000 portrayed as expected per the Council's Core Strategy Policy CS11 therefore must be regarded as wholly unsound.

3. We very respectfully submit therefore, because of the above; that the Inspector ought to consider taking urgent and serious issue with the Council's whole plan and strongly recommend to the Council that before she is even able to consider completing her Report it should carry out a very urgent review soon of the land available and to then include some of the land outside many of the towns, larger and much smaller settlement boundaries such as belonging to our clients being promoted for extra development [to include a reasonable proportion of affordable homes to accommodate the shortage] which is vital to correct the present serious and unacceptable shortage in this local plan process.

4. Besides this - there is a very serious shortage of housing land for Birmingham and SC needs [under the provisions of the NPPF] to accommodate some of that.

Submitted 11 February 2015

Land Research & Planning Associates Ltd.