



Daphne Woof – Programme Officer
c/o Planning Policy Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Date: 13 July 2015

Our Ref: MR\CB M8\0814-12

By email only: Programme.Officer@shropshire.gov.uk

Dear Ms Daphne Woof

RE: CONSULTATION ON THE SAMDEV PLAN MAIN MODIFICATIONS

We represent the **West Midlands HARP Planning Consortium** which includes all the leading Housing Association Registered Providers (HARPs) across the West Midlands. Our clients' principal concern is to optimise the provision of affordable housing and to ensure the evolution and preparation of consistent policies that help deliver the wider economic and social outcomes needed throughout the region. As significant developers and investors in local people, HARPs are well placed to contribute to local plan objectives and act as long term partners in the community.

MM40

Though we are glad to see the Council have addressed our concerns over the clarity of the wording we are still disappointed that no attempt has been made to allow a small element of market housing to cross subsidise exception sites. If due consideration is given to our representation on the affordable housing comments (M8/0814-11) then the authority will need to look at new ways of addressing the potential affordable housing shortfall caused by the new PPG thresholds. The Council should look at cross subsidy as a meaningful way of introducing much needed rural affordable housing into areas where viability may be marginal.

Yours sincerely

CHRIS BURTON MPLAN
ASSISTANT PLANNER
For and On Behalf Of
TETLOW KING PLANNING

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cc: Accord Housing Association
Aspire Housing
Bromford Housing Group
Midland Heart Limited
Wrekin Housing Trust

Nick Wood - Housing Department