

SHROPSHIRE LOCAL PLAN EXAMINATION

Stage 1 Hearing Statement

Representor unique Part A Ref *	A0356
Matter	3 - Development Strategy
Relevant questions no's	4, 5, 10, 11, 15, 21, 23
Comments as attached.	

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Reference: A0356

Date: 01/06/2022

Question 4

- 1.1 CEG are supportive of Policy SP2 as drafted and do not consider it necessary for the policy to define the scale of development in the various urban and rural settlements. The policy strikes an appropriate balance between rural and urban development and rightly recognises the role of Shrewsbury as the County town and strategic centre.
- 1.2 The Council's submitted Housing Topic Paper (GC4i – February 2022) provides a robust justification for the distribution of residential development and we would concur with the core principle of spatial distribution being 'urban focussed', by which the majority of residential development will be directed into identified 'urban' areas. Doing so will help support a coordinated approach to infrastructure and enhance the role of towns in supporting key services and facilities thus maximising their economic potential.

Question 5

- 1.3 CEG consider that the submitted Local Plan's spatial strategy is aligned with the approach taken to the Core Strategy and SAMDev Plan. The strategy strikes an appropriate balance between rural and urban housing having regard to the dispersed settlement pattern of the County. Accordingly, the saved sites are aligned with the spatial distributions of the submitted Local Plan.

Question 10

- 1.4 CEG have raised no objections to the inclusion of Policy SP4 however we acknowledge that it does rehearse national planning policy and is contrary to the advice in PPG.

Question 11

- 1.5 CEG have raised no objections to the inclusion of Policies SP5 and SP6 however, consider these are development management rather than strategic policies. They also do, to a large extent, duplicate national planning policy and the site-specific development guidelines set out in the Plan.

Question 15

- 1.6 CEG consider that the Community Hub and Community Cluster approach to development is understood and already embedded within the Core Strategy and SAMDev Plan. It is aligned with the overarching spatial strategy and accordingly is justified, effective and consistent with national planning policies.

Question 21

- 1.7 The Council's Housing Topic Paper (February 2022) provides a detailed analysis of the Local Plan's approach to windfall housing development. It is evident that the Local Plan strategy is reliant on windfall development and there should be greater clarity in the Local Plan on how the allowance relates to housing need and delivery. By way of example, it is apparent from the Topic Paper that the windfall allowance for Shrewsbury has been reduced. Whilst this may be considered appropriate it should not impact on housing numbers set against allocated sites, to ensure a plan led and coordinated approach to development.

Question 23

- 1.8 The Plan includes an appropriate mix of small, medium, and large sites across the County and there is no need for this to change. The mix of sites recognises the overall housing need and the dispersed settlement pattern of the County and strikes an appropriate balance between the needs of urban and rural communities. Larger sites can provide a more structured and coordinated approach to development and infrastructure, which is needed in principal settlements such as Shrewsbury.