

**ID 10**

**SHROPSHIRE LOCAL PLAN EXAMINATION**

<b>Representor unique Part A Ref *</b>	<b>A0073</b>
<b>Matter</b>	<b>3</b>
<b>Relevant questions nos</b>	<b>3</b>

**Stage 1 Hearing Statement**

\*Your unique reference can be found in the Schedule of Respondents (Schedule 3 of document SD014.01) at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-library/earlier-regulation-18-plan-making-stages-of-consultation/regulation-19-pre-submission-draft-of-the-shropshire-local-plan-consultation/>



# Hearing Statement on behalf of The Strategic Land Group Ltd (ID: A0073)

In relation to: Matter 3 - Development Strategy (Policies  
SP1 – SP15)

Shropshire Local Plan Examination

Emery Planning project number: 22-185

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unlocking development opportunities

Project : 22-185  
Hearing : Land at Adderley Road,  
Market Drayton, tbc  
Client : The Strategic Land Group  
Ltd

Date : 1 June 2022  
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Approved by : John Coxon

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## 1. Introduction

- 1.1 Emery Planning is instructed by The Strategic Land Group Ltd (hereafter referred to as “SLG”) and Bellway Homes Ltd to attend the Shropshire Local Plan Examination. SLG has an interest in draft allocation MDR006: Land adjoining Adderley Road and there is an agreement in place for Bellway Homes Ltd to acquire the site.
- 1.2 This hearing statement sets out our response to the Inspector's Stage 1 Matters, Issues and Questions in relation to Matter 3 - Development Strategy (Policies SP1 – SP15). It should be read in conjunction with our detailed representations to the Regulation 19 Pre-Submission Draft of the Shropshire Local Plan, and our other Hearing Statements submitted to this examination.

## 2. Response to Matters and Issues

### **Q3 - What is the basis for the overall spatial strategy and broad distribution of growth set out in Policy SP2? What options were considered and why was this chosen?**

- 2.1 Market Drayton is identified as a Principal Centre, alongside Bridgnorth, Ludlow, Oswestry and Whitchurch. This was on the basis of and justified by Hierarchy of Settlements Assessment (August 2020)(ref. EV060). We support the designation of Market Drayton as a Principal Centre, however we consider that Market Drayton could accommodate a greater proportion of development than is currently proposed in the draft plan.
- 2.2 It is not clear from the evidence available as to why certain settlements are to be apportioned higher levels of growth than other settlements within the same tier of hierarchy. In particular, Bridgnorth and Whitchurch have a higher percentage increase of dwelling growth (29% and 35% respectively) in comparison to other Principal Centres (19%-22%), which does not appear to be justified. The evidence does not demonstrate what specific information and findings were taken into account when considering the needs of different settlements, such as availability of sites or affordable housing need. A more balanced approach to the distribution of growth between Principal Centres would appear to better reflect the evidence base.
- 2.3 The requirement of 35 ha of employment land in Market Drayton is substantially higher than other Principal Centres, with the exception of Oswestry (57 ha). This is indicative of the highly sustainable location of Market Drayton. It would be logical to allow for greater housing growth in Market

Drayton in order to align the housing and economic strategies, ensuring that the planned economic growth can be delivered and deliver a sustainable pattern of development. A comparison of the Principal Centres distribution is shown below.

<b>Principal Centre</b>	<b>Employment land requirement</b>	<b>Proposed distribution of dwellings</b>
Bridgnorth	49ha	1,800
Ludlow	11ha	1,000
Market Drayton	35ha	1,200
Oswestry	57ha	1,900
Whitchurch	20ha	1,600

- 2.4 Overall, there is no clear basis or justification for the level of housing growth distributed to each Principal Centre. Market Drayton could accommodate more growth, which would also support the substantial employment land requirement of 35 hectares.