

# SHROPSHIRE LOCAL PLAN EXAMINATION

## Stage 1 Hearing Statement

<b>Representor unique Part A Ref *</b>	<b>A0633</b>
<b>Matter</b>	<b>8</b>
<b>Relevant questions nos</b>	<b>16,18,19</b>

\*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/>

## **Matter 8 Hearing Statement A0633**

8.1 In their document GC4t the Investment and Infrastructure Plan, the Council comments that it uses Place Plans information to identify strategic needs and set out what towns and communities have identified as needs. However, these plans have not been updated for several years. In the case of Shifnal, the current Plan has not been agreed by the Town Council – Shropshire Council accepted that the then adopted Plan by them had failed to include changes proposed by the Town Council, but as they were in a rush to get the Plans out, they said they would amend the Plan later, but this has not occurred. Similarly, the Council stated that they were moving away from annual updates to making the Plans living documents that would be reviewed regularly as required. However, it is understood that the Town Council have sought an update to Shifnal Place Plan to reflect infrastructure need amendments, for some time, but no review has yet taken place or timetable for review given.

8.2 The Council also approved in 2020 a Community and Rural Strategy. One of the actions adopted in the strategy was the production of Local Delivery Plans for shared priorities which were “to bring together the different actions and activities to assist with the co-ordination of delivery of the shared priorities. Opportunity for town councils, voluntary and community groups, businesses to set out how they will work together to deliver shared priorities”. These Plans were to “be integrated into Place Plans” and produced by June 2021. None of these plans have yet been produced or any consultations held with local communities as stated in the strategy. Thus although the Investment and Infrastructure Plan refers to being based on Place Plans and input from the local communities, it is clear that these are not and have not been updated and so cast doubt on the Infrastructure Plan reflecting current needs in areas.

8.3 The Council in its Infrastructure Plan (only made available to the public after the end of the Reg19 consultation) refers to the considerable infrastructure costs in developing the proposed Shifnal employment site. As the ability of sites to meet infrastructure needs is a policy requirement, the local community have sought information from the Council on what assessment of these costs has been carried, what evidence they have that the site can viably meet these costs and how will these be brought forward and funded. The Council have repeatedly not responded, they just now say in the Infrastructure Plan that delivery will be a “development guideline”. Considering the scale of release of Green Belt, without such assessments at the outset, there can be no reasonable guarantee that the development is viable to justify the proposed loss of Green Belt; in allocating this land, therefore, the Council have failed to provide any evidence that a proper viability assessment of the site has been undertaken.