

# SHROPSHIRE LOCAL PLAN EXAMINATION

## Stage 1 Hearing Statement

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| <b>Representor unique Part A Ref *</b>   | <b>A0377 (the Black Country Authorities)</b>                     |
| <b>Matter</b>  | <b>8 – Infrastructure and delivery, monitoring and viability</b> |
| <b>Relevant questions nos</b>  | <b>13</b>  |
| <p><b>Q13 - Should the Local Plan's monitoring framework include specific policy objectives, contextual indicators, monitoring targets and triggers for any future remedial actions including a development plan review and update?</b></p> <p>Our response to the Matter 4 questions has highlighted the need for the Plan to contain a robust policy mechanism which sets out the strategic approach towards the monitoring of the Plan, the circumstances which would trigger the need for a review and resulting update, and how opportunities for additional land could be brought forward during the lifetime of the Plan so as not to bar appropriate development from taking place.</p> <p>A suggested mechanism is attached as <b>Appendix 1</b> based on the approach used in the recently adopted Aylesbury Vale Local Plan and subject to specific endorsement in the Inspectors Report.</p> <p>We note Shropshire Council's position on the issue as set out in the Statement of Common Ground with the Black Country Authority's. That there is no requirement for such a mechanism as the natural five-year review cycle will be sufficient. For the reasons set out in our Statement to Matter 4, we consider that there are particular circumstances that could necessitate this review taking place in advance of the five-year cycle. Indeed, a rigid application of a five year review cycle may have the effect of preventing much-needed development from coming forward in a timely manner – an issue which North Warwickshire Council and the Inspector to the Aylesbury Vale Local Plan were acutely aware of in endorsing the positive approach set out in those two Local Plans towards the need for early reviews.</p> |  |

Appendix 1 – suggested Monitoring and Review Policy

### **Suggested Monitoring and review Policy for Shropshire Plan (based on Aylesbury Vale S8)**

The policies in the Plan will be monitored at least annually to ascertain whether or not they are fulfilling their aims.

The Plan will be reviewed, or proposals for alternative sustainable sites including the early release of safeguarded land shall be considered favourably (subject to compliance with other policies in the Plan), in any of the following circumstances:

- a. The overall Plan requirement is unlikely to be met through site allocations, committed sites and windfall sites are not coming forward at the rate anticipated in the housing trajectory, leading to development not being delivered at the rate expected in the Plan.
- b. Evidence established through another local planning authority's Local Plan process including the monitoring of that Plan show that it is appropriate for identified development needs to be accommodated in Shropshire.
- c. Evidence established through joint working with local authorities across a wider geographical area (where there is a functional relationship) show that it is appropriate for identified development needs to be accommodated in Shropshire and where this need cannot be accommodated by forecast supply or allocations.
- d. Changes in national planning policy and guidance that mean one or more of the policies in the Plan are not up to date, or
- e. Evidence in the monitoring report shows that one or more of the policies in the plan are not achieving the Plan's objectives or is working contrary to effective planning in Shropshire.

Irrespective of the above criteria, the Plan will have undergone a review within five years of the adoption of this plan.

