

HEARING STATEMENT ON BEHALF OF TAYLOR WIMPEY UK LTD (ID.A0598)

Shropshire Local Plan Examination Stage 2: Matter 7 Statement -
Albrighton Place Plan Area (policy S1) – see MMs 076-079

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REPORT

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Paul Hill

[PH]

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Taylor Wimpey UK Ltd

MATTER 7 - ALBRIGHTON PLACE PLAN AREA (POLICY S1) – SEE MMS 076-079

Issue

Whether the proposed Place Plan Area and site allocations within it are justified, effective and consistent with national planning policy.

(NB safeguarded land is not included as this is not allocated for development in this Plan).

Place Plans and Site Allocations

1. Is the approach taken to development in the Place Plan Area, justified, effective and consistent with national policy?

- 1.1 We note from the Inspector's guidance quoted above saying the safeguarded land identified in the Plan (including Land at Cross Road, Albrighton / ref. ALB014) is not intended to form part of the discussions at the Matter 7 hearing sessions. We assume that the Inspectors consider this matter has been adequately covered under the Stage 1 Matter 6 hearing session (Green Belt and safeguarded land) held in 2022. However, we would like to point out that matter 6 only dealt with the principle of safeguarding land in the Green Belt for development but did not address the issues raised in relation to the proposed sites specifically.
- 1.2 Similarly, question 4 under Matter 2 of the Stage 2 hearings seeks views on the need or otherwise the need to release or safeguard 'more' land from the Green Belt, but does not refer to those sites already identified in the Plan.
- 1.3 On this basis, we would like to seek clarification from the Inspectors regarding how site-specific issues relating to the proposed safeguarding of land from the Green Belt are to be addressed in the examination of the Plan.

The following questions should be answered by the Council for each individual site allocation. In responding to the questions, the Council should identify and address specific key concerns raised in representations e.g. in terms of adverse impacts, delivery etc. In addition, an up-to-date position should be provided in relation to the planning and development status of each site. Representors do not necessarily need to cover all of these points in their statements.

1. What is the background to the site allocation? How was it identified and which options were considered?

- 1.4 The evidence base for the assessment and selection of the proposed site allocations is set out in Appendix 1 to 3 of the Additional Sustainability Appraisal (GC44).
- 1.5 Sites ALB017 and ALB021 were assessed both individually in the assessment, but were also assessed together. These were the only two sites that were 'conjoined' in the way amongst all the sites assessed at Albrighton. One of these sites (ALB017) has been the subject a recent planning application (explained below) but this is a separate process to the site assessment for the plan-making purposes given the applications were considered through the current development plan. It is not clearly explained why only these sites should be assessed on a separate basis

compared to the other sites assessed at Albrighton. It would appear that these sites have been treated differently to the other site options at Albrighton (including ALB014) and so we do not consider this to be a sound basis for selecting sites allocations in the SLP.

Sites

ALB017 & ALB021 – Land north of Kingswood Road and Beamish Lane, Albrighton

Response

- 1.6 In regards to the proposed site allocation referenced above, we have reviewed the Council’s evidence base in support of the sites, and also conducted our own review of progress in bringing forward proposals pursuant to implementation.
- 1.7 Following our review, it is evident that some progress is being made in bringing forward the allocation. An outline planning application was registered on 29 July 2024 for up to 150 dwellings (24/02262/OUT) on the parcel linked to ALB017. The remaining 30 out of the 180 dwellings allocated in the Plan would be brought forward on the parcel linked to ALB021. The applicant on the current outline is Boningale Homes Ltd, , and who we assume is also likely to progress the residual allocated site.
- 1.8 A number of other proposals are also underway on site, or pending determination.
- 1.9 Table 10.2 of the HETP (GC45) (confirmed by MM261 Sub-Schedule 4) proposes the following trajectory at Albrighton:

Albrighton	
Total Residential Completions (2016/17- 2022/23)	140
Sites with Planning Permission or Prior Approval (as at 31st March 2023)	76
Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)	83
Local Plan Allocations without Planning Permission (at 31st March 2023)	180
Windfall Allowance (at 31st March 2023)9	21
Residential Guideline - Albrighton	500

- 1.10 It is evident that the housing market in Albrighton is buoyant, given the development activity currently ongoing, or likely to commence in the near future. Delivery rates to date have been around 20 units per annum since 2016. At that rate, we might expect the full apportionment to be built out in Albrighton over the whole plan period. However, given current activity rates and the fact that the allocated site is now coming on stream, it is clear the allocations at Albrighton will be built out long in advance of the 2038 plan end date (or, as we prefer, 2040). Windfall site opportunities

are also likely to dissipate over time, as fewer suitable sites come on the market (the Council expects just 21 more windfall completion by 2038, little more than a single unit per annum).

- 1.11 On this basis, we would argue there is justification for additional flexibility to be built into the Plan to ensure that needs in the latter years of the plan period can be sustained at Albrighton, or alternatively increase the residential guideline figure to facilitate additional growth to reflect local market conditions.