

STAGE 2 HEARING STATEMENT – TREVOR TARRAN

Matter 26

26.1 I refer to the detailed responses I previously submitted on the Reg 19 consultation, Stage 1 hearing statements and the latest consultation responses in respect of the proposed Shifnal allocated employment site.

26.2 In particular, I highlight the following points:

- inconsistencies and variations in the employment need figures for Shifnal in different documents;
- conflicting evidence submitted by the Council on employment land needs for Shifnal when granting planning permissions for residential development on employment allocated sites to that now submitted in the Local Plan;
- the separation of the allocated Black Country employment site from the settlements allocated for its housing needs constituting unsustainable development;
- the inconsistency in first stating that Shifnal needs 39ha to meet its own needs, and now stating that 30ha of that will be used to meet Black Country needs so in effect now saying that Shifnal only needs 9ha to meet its own needs;
- the lack of clarification as to whether the 30ha Black Country need is net or gross. The original employment allocation for Shifnal was 16ha but this was increased to 39ha on the basis that this was a 40% net build figure. The Council does not state whether the 30ha Black Country figure is net or gross. None of the Black Country employment figures used by the Council makes this difference that the Council is now using solely for Shifnal.