

Shropshire Council Local Plan Examination

Matters, Issues and Questions (MIQs)

Representor name: Bruton Knowles on behalf of Shifnal Matters, Shifnal town council and Tong Parish Council

Name of participant: Richard Brogden on behalf of Bruton Knowles

Email

Introduction

- This Statement is being submitted in response to the Inspectors Matters, Issues and Questions related to the Stage 2 proceedings of the Shropshire Local Plan Examination.
- This statement has been prepared by Bruton Knowles on behalf of Shifnal Matters, Shifnal town Council and Tong Parish Council.
- The Inspectors have stated that comments made in earlier hearings or submissions will still be taken into account and this I do not intend to repeat previous statements made.
- Additionally it is noted that the Council will produce a statement in response to the MIQ and thus we reserve the right to respond to those at the Hearings

Matter 25 - Five Year Housing Land Supply

Issue

Whether the Council will have a 5 year supply of deliverable housing land on adoption of the Plan. NB whilst this Plan is being examined under the July 2021 Framework, the December 2023 Framework will be used for decision making by the Council. Para 76 of the December Framework says "Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met: a) their adopted plan is less than five years old; and b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded."

Questions

1. In terms of whether the Council will have a 5 year housing land supply (HLS) on adoption of the Plan, in our letter ID1 we requested that the Council completed the appended forms (Annex 1 to ID1) for every site that the Council intended to rely on to demonstrate their 5 year HLS. The Council responded (GC4) by referring us to various documents. Is this

information up to date and if so, where can it be found? If it is not up to date, then can the Council please update it in response to this question.

2. Would the Plan realistically provide for a five year supply on adoption? Will a five year supply be maintained?

3. Is the five year supply made up of deliverable sites (the definition of deliverable is set out in Annex 2: Glossary to the NPPF)?

4. What allowance has been made for windfall sites as part of the anticipated five-year housing land supply? Is there compelling evidence to suggest that windfall sites will come forward over the plan period, as required by paragraph 70 of the Framework?

5. Is it necessary to have a review mechanism in the Plan to consider progress against these, and other sites, and to identify any appropriate steps to increase supply if required

BK Response:

We await the Councils response to these questions. Following which we may have comment to make.

