

Shropshire Local Plan Examination (Block 2)

Matter 1 Hearing Statement on behalf of Wain Estates (ID: A0357)

Legal/Procedural Requirements (policy SP3) - see MM005

7. Is the Local Plan period of 2016 to 2038 consistent with national policy? If not, is there justification for this?

- 1.1 Paragraph 22 of the NPPF makes specific reference to timeframes for development plans and states:

“Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.”
- 1.2 According to the latest LDS produced by Shropshire Council in June 2023 (GC37), adoption of the Plan was due to occur in summer 2024, which will clearly now not occur. In any case, the scenario set out in the LDS wouldn't have allowed for a full fifteen year plan period at the point of adoption. The timetable is also considered to be overly optimistic with insufficient time allowed for Main Modifications consultation and the publication of the Inspectors Report.
- 1.3 In light of this, Wain Estates is of the view that the Local Plan Review will need to plan further ahead than 2038 in order to ensure that the Plan meets the requirements of Paragraph 22. Given that Hearings for several of the key strategic matters are due to take place later in 2024, it is considered likely that adoption will now not take place until after 31 March 2025, which will be into the following monitoring year, 2025-2026. In that scenario, the trajectory and plan period for the Borough Plan Review will need to be extended to 2041 to ensure it looks ahead a full 15 year period from adoption (2025/26 - 2040/41).
- 1.4 To ensure the Plan is positively prepared, a modification to the plan period will need to be reflected in the supporting evidence base in respect of employment and residential land requirements. Wain Estates is of the view that the strategic policies should be amended to look ahead to 2041 at the earliest, which would mean planning for additional dwellings.

Contact

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