

BRIDGNORTH TOWN COUNCIL



Shropshire Local Plan Examination Stage 2

Matter 2

Bridgnorth Town Council
Shropshire Local Plan Examination Stage 2
Hearing statements

BRIDGNORTH TOWN COUNCIL



Shropshire Local Plan Examination Stage 2

Matter 2

Matter 2 – Development Strategy (policies SP1-10 & SP12-15)	
Issue	Whether the Development Strategy is justified, effective and consistent with national policy.
	N.B. Detailed issues concerning the individual proposed site allocations will be dealt with under matters 7-24
Question 3. Are the areas identified to meet the Black Country unmet housing needs justified and appropriate?	
Matter 2 Development Strategy	
Bridgnorth Town Council response:	
<ol style="list-style-type: none">1. In our comments on the updated Sustainability Appraisal (April 2024) we questioned the use of perceived accessibility to the Black Country to justify where in Shropshire should be regarded as suitable to contribute to the Black Country’s unmet housing needs, whilst at the same time treating the Black Country as a single location and not considering the prospective distribution of the shortfall within the constituent parts of the Black Country. A functional relationship was also felt to derive from migration patterns and commuting patterns, though again the Black Country was considered as a single location. Sites within an identified geography were reassessed and ascribed a Black Country Sustainability Score. Several were ascribed “good” scores for housing or employment, but through the exercise of “professional judgement” (12.78 of the updated sustainability appraisal report) BRD030 was identified as a site for 600 homes to meet the Black Country’s needs despite being scored as “Fair” at Stage 2a. SHR060, SHR158 & SHR161 together were identified as a site to accommodate 300 homes despite being scored as “Fair”. IRN001 was identified as a site to accommodate 600 homes despite being scored as “Poor”. As such, they are not justified.	

BRIDGNORTH TOWN COUNCIL



Shropshire Local Plan Examination Stage 2

Matter 2

Matter 2 – Development Strategy (policies SP1-10 & SP12-15)

2. It is not clear to us why the identification of Shropshire's overall capacity to make a contribution to prospective Black Country unmet needs should be confined to the allocation of a small number of large sites. It is not being suggested that specific homes be reserved for people who might like to live in the Black Country but can't find a home which meets their requirements. Rather, the requirement would merely be that sufficient extra homes are built over an appropriate area of Shropshire to accommodate an additional degree of inward migration over and above the level implicit in the base calculation of housing need. As such, it seems to us to be reasonable to suggest that any contribution to Black Country unmet housing needs should be spread across a range of allocations within appropriate principal and key centres and should not amount to a disproportionate increase over local need or place a disproportionate burden on local infrastructure capacity.