



Worfield & Rudge Parish Council

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Matter 2 Development Strategy Policies SP1-10 & SP12-15

Worfield & Rudge Parish Council would like to refer to evidence, questioning the soundness of SP2.

MM001, MM002, MM003, MM004

3) Are the areas identified to meet the Black Country unmet housing needs justified and appropriate.

- 1.1. In our previous comments we questioned the justification for the Bridgnorth Place Plan area being allocated an arbitrary 600 homes to meet the unmet needs of the Black Country BRD030. We feel that this is unjustified and not appropriate.
- 1.2. We also questioned the appropriateness in terms of strategic road infrastructure not being present. Has the hybrid approach proposed for the Bridgnorth Place Plan Area been assessed in terms of viability and deliverability? We feel it is not fully justified.
- 1.3. Site promoters highlight that Bridgnorth does not benefit from direct motorway access or rail access that businesses forced to relocate may consider important. We agree that the Bridgnorth Place Plan Area would not be appropriate to meet the Employment unmet needs of the Black Country.
- 1.4. GC54 demonstrates lack of commitment for enhancement of county crossing routes from the Bridgnorth Place Plan Area. SP1(g) implies provision of infrastructure.
- 1.5. With lack of provision of major upgrades to provide strategic routes. Allocation of housing unmet need therefore does not seem appropriate.
- 1.6. Homes are by virtue interlinked with jobs if sustainable development is the goal. No allocation for employment unmet need has been applied to the Bridgnorth Place Plan Area since it would not be justifiable. Hence justification of 600 homes being applied is questioned. We feel that this allocation is not appropriate.
- 1.7. Referring to our previous submission recommendation, 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 isn't 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 the 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.

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