



Worfield & Rudge Parish Council

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Matter 3 Housing Land need, Requirement and Supply (Policy SP2) MMs 001 to 004

Worfield and Rudge Parish Council would like to refer to evidence, questioning the soundness of Housing Land need as set out in the Draft Local Plan.

Q1) housing requirement

- 1.1. We note changes made to SP2 MM001 in that the requirements for both homes and employment are now expressed as a “minimum” rather than “around”. The sustainability appraisal seems to be identifying a desired number of growth options in homes which could be sustainably achieved, not the minimum. As such, there is an argument for setting the minimum slightly lower, thus avoiding development becoming unsustainable. Consideration should be given to a maximum figure where potentially unsustainable development would be expected to occur.
- 1.2. The minimum requirement (currently expressed as 31300 homes over the plan period) includes an allowance for meeting the Black Country unmet needs of 1500 homes. There is no documented rationale for choosing this number. It represents 5.8% of Shropshire’s need, calculated using standard methodology, and as such need not be considered disproportionate, providing allocations to meet it do not place a requirement on settlements within Shropshire which is disproportionate to local needs and infrastructure capacity. However, it is a contribution to need so it may be better to consider it alongside Shropshire’s need of 25894 to give a total of 27394 homes.
- 1.3. Whilst accepting that there may reasonably be an aspiration for a minimum of 31800 homes to be developed in Shropshire over the plan period, we are uncomfortable with the suggestion that this is a minimum requirement. We note that the individual settlement strategies refer to a level of development of “around”. We would prefer to set a minimum level of housing development required at a lower figure. For example, 10% above the combined Shropshire need and that proposed from the Black Country authorities. This amounts to 30133, circa 1370 homes per annum equating to 30140 homes in total.
- 1.4. In stating “minimum” figures rather than “around”, is Shropshire Council now aiming for above aspirational targets? If so, how was this justified?

Q4) Requirement

- 1.5. The contribution to meeting the Black Country need is a number of homes within a specific geography in Shropshire, rather than identifying separate ones, over the plan period. As such we do not consider it necessary to measure the rate of delivery at specific sites, separately from monitoring progress for the plan as a whole, to provide reassurance that the contribution is being provided.

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