

Hearing Statement – Matter 5

On behalf of The Strategic Land Group Ltd (ID: A0073) | 22-185

Shropshire Local Plan Examination: Stage 2
Land at Adderley Road, Market Drayton



Project: 22-185
Site Address: Land at Adderley Road, Market Drayton
Client: The Strategic Land Group Ltd (ID: A0073)
Date: 20 September 2024

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1. Introduction

- 1.1 Emery Planning is instructed by The Strategic Land Group Ltd (hereafter referred to as “SLG”) to attend the Shropshire Local Plan Examination. SLG is promoting draft allocation MDR006: Land adjoining Adderley Road.
- 1.2 This hearing statement sets out our response to the Inspector’s Stage 2 Matters, Issues and Questions in relation to Matter 5 - Infrastructure, Delivery and Viability (policies SP1, SP2 & SP14). It should be read in conjunction with our detailed representations to the Regulation 19 Pre-Submission Draft of the Shropshire Local Plan, the Stage 1 Hearing Statements, and our other Hearing Statements submitted to this stage of examination (Stage 2).



2. SLG response to the Inspectors' questions

Q4. Has the time lapse that has occurred with this examination resulted in any changes in terms of viability? If so, what are they and will they affect the deliverability of any aspects of the Plan?

- 2.1 A number of new factors have affected viability over the course of the examination. However, it has not been impacted to the extent whereby future development would become unviable having regard to policy and s106 requirements.
- 2.2 The Viability Update Note – 26 June 2024 (GC49) shows that new build house prices in Shropshire have increased by 37.1% since 2020 (Table 2.2). The Note states that median build costs have increased from £1,164/m² in December 2019 to £1,438/m² in June 2024, an increase of 23.5%. However, this does not reflect more recent trends which have seen a significant cooling of house prices, whilst costs have continued to increase. Our client's own experience is that cost increases have outstripped sales values.
- 2.3 Notwithstanding our concern that the Viability Update Note presents a rosier picture than that which exists in reality, our client nevertheless supports the Council's conclusion that overall, the impacts arising from changes to national policy requirements and increased build costs should not fundamentally alter viability across the plan. Our client can confirm that draft allocation MDR006 (Adderley Road, Market Drayton) remains viable with the full proportion of affordable housing.

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