

SHROPSHIRE LOCAL PLAN STAGE 2 EXAMINATION HEARINGS

AGENDA – DAY 2

Wednesday 16 October 2024 at 9.30am

Venue: Shirehall Council Chamber, Abbey Foregate,
Shrewsbury, SY2 6ND

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

Please note:

All participants are encouraged to familiarise themselves with the hearing statements (and any additional submitted evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website.

Most questions to be posed by the Inspectors will relate to their schedule of Matters, Issues and Questions (ID40). Participants attention is also drawn to ID44, the Inspectors NPPF Consultation Note.

This session will not consider detailed area or site-specific representations nor will omission sites be considered. The soundness of the actual Housing and Employment Requirements proposed in Policy SP2 will be discussed under Matters 3 & 4. 5 year Housing land supply matters will be discussed under Matter 25.

The Inspectors will make a short opening to the session covering any relevant house-keeping, procedural or programming matters.

The hearing will run until around 5pm, with a lunch break at 12.30pm and a mid-morning and mid-afternoon break.

Please note that there are some additional questions on the agenda that were not in our original MIQs (agenda questions 3, 3a, 3b, 5, 5a and 6a). Also, question 4 has been amended to include reference to employment land. This means that not all of the questions numbers correlate with the MIQ question numbers.

Issue

Whether the Development Strategy is justified, effective and consistent with national policy.

Discussion points

N.B. Detailed issues concerning the individual proposed site allocations will be dealt with under Matters 7-24 and Matter 26.

1. Do any of the policies in the Plan require updating as a result of changes in national planning policy since the previous hearings in July 2022?
2. Is it proposed that the overall spatial strategy and broad distribution of growth set out in Policy SP2 will remain the same following the additional work? If not, how would it change and are the changes justified, effective and consistent with national policy? Are any consequential changes to Policy SP2 or the supplementary text required?
3. Is the Council's greater reliance on windfall sites to meet the revised housing requirement sound?
 - 3a. Will the greater reliance on windfalls to meet the revised housing requirement deliver sites in accordance with the Plan's strategic approach of maximising new development in urban areas?
 - 3b. What certainty is there that sufficient windfall development will come forward in areas identified to meet the unmet Black Country needs?
4. Are the areas identified to meet the Black Country unmet housing and employment needs justified and appropriate?
5. Is the Council relying on windfall sites to meet the revised employment land requirement and if so, is this sound?
 - 5a. Would a greater reliance on windfalls to meet the revised employment land requirement deliver sites in accordance with the Plan's strategic approach of maximising new development in urban areas?
6. Has meeting some of the housing and employment needs of the Black Country led to the need to release or safeguard more land from the Green Belt? If so, what are the exceptional circumstances for doing this?
 - 6a. Are there any other safeguarded land issues arising from the Council's revised approach/documents, that were not considered at Stage 1 (Matter 6)?