

SHROPSHIRE LOCAL PLAN EXAMINATION

Stage 1 Hearing Statement

Representor unique Part A Ref *	A0118
Matter	1
Relevant questions nos	1, 17

*Your unique reference can be found in the Schedule of Respondents (Schedule 3 of document SD014.01) at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-library/earlier-regulation-18-plan-making-stages-of-consultation/regulation-19-pre-submission-draft-of-the-shropshire-local-plan-consultation/>

Shropshire Local Plan 2016- 2038 Hearing Statement Matter 1 – Legal/Procedural Requirements

Land at Boraston Drive and A456, Burford

Prepared by Fisher German LLP on behalf of Barratt Homes
(West Midlands)

Project Title

Land adjoining Boraston Drive and north of A456, Burford

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1. Introduction

- 1.1 This Hearing Statement has been prepared by Fisher German on behalf of Barratt Homes (West Midlands) regarding land in their control, adjoining Boraston Drive and north of A456, Burford as illustrated at Figure 1 below.
- 1.2 At Regulation 19 stage, the site was previously promoted by Lone Star Land (a land promotion company). However, we wish to make the Inspector’s aware that Barratt Homes West Midlands are now promoting the site and will be the developer of the proposed dwellings.
- 1.3 The land is a proposed housing allocation within the emerging Local Plan under Reference BUR004, within Schedule S10.2(i) – Residential Site Allocations: Community Hubs in the Ludlow Place Plan Area.



Figure 1: Land adjacent to Boraston Drive and the A456, Burford

- 1.4 The proposed allocation is supported and Barratt Homes West Midlands are fully committed to the delivery of housing at BUR004.
- 1.5 We note from correspondence with the Programme Officer that we are not eligible to appear at the Stage 1 Hearings. Nevertheless, we wish to highlight that we would welcome an opportunity to appear at any subsequent Further Hearings, should the Inspectors deem it appropriate.

2. Question 1

Is the Local Plan compliant with:

(a) the Local Development Scheme? (b) the Statement of Community Involvement? (c) the 2004 Act and the 2012 Regulations?

- 2.1 The most recent Local Development Scheme (LDS) was published by Shropshire Council (SC) in March 2021 and sets out the process for the Local Plan Review, including an anticipated timetable. The preparation of the Plan has been progressed in accordance with the timetable and preparation stages outlined within the LDS; albeit the LDS was updated in 2021 to incorporate an additional consultation. As such there is no reason to suggest that that Plan has not been prepared in accordance with the LDS.
- 2.2 The Council have met the requirements for consultation and utilised the consultation methods outlined within the tables on pages 13 and 14 of their Adopted (June 2021) Statement of Community Involvement (SCI), at the various stages of the plan preparation process.
- 2.3 There is nothing to suggest the Council have not followed the statutory requirements outlined within the Town and County Planning (England) Regulations 2012 and the Planning and Compulsory Purchase Act 2004.

3. Question 17

Is the Local Plan period of 2016 to 2038 consistent with national policy? If not, is there justification for this?

- 3.1 The LDS (2021) anticipates adoption of the Local Plan (2016 to 2038) in late 2022. The Plan period will therefore extend 16 years beyond the date of adoption (or 15 years should the plan be adopted in 2023). The National Planning Policy Framework (NPPF) at paragraph 22, sets out that strategic policies should look ahead over a minimum 15 year period from adoption. This is to ensure that policies “anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure”. In this respect the Local Plan period of 2016 to 2038 is consistent with national policy.
- 3.2 It is also noted that paragraph 68 of the NPPF sets out that planning policies should identify a supply of specific, deliverable sites for years one to five, 6 to 10 and 11 to 15 of the plan period. The land adjoining Boraston Drive and north of A456, Burford (BUR004) is a deliverable site, which will come forward within the first 5 years of the plan period. As such this site will form an important role in helping Shropshire Council ensure that there is a deliverable housing land supply throughout the whole of the 15/16 year plan period.