

ID 10

SHROPSHIRE LOCAL PLAN EXAMINATION

Representor unique Part A Ref *	A0073
Matter	1
Relevant questions nos	2, 17

Stage 1 Hearing Statement

*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/>



Hearing Statement on behalf of The Strategic Land Group Ltd (ID: A0073)

In relation to: Matter 1 - Legal/Procedural Requirements
(Sustainability Appraisal)

Shropshire Local Plan Examination

Emery Planning project number: 22-185

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unlocking development opportunities

Project : 22-185
Hearing : Land at Adderley Road,
Market Drayton, tbc
Client : Shropshire Local Plan
Examination

Date : 01 June 2022
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Approved by : John Coxon

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1. Introduction

- 1.1 Emery Planning is instructed by The Strategic Land Group Ltd (hereafter referred to as “SLG”) and Bellway Homes Ltd to submit a written response to the Inspector's Stage 1 Matters, Issues and Questions in relation to Matter 1 - Legal/Procedural Requirements of the Shropshire Local Plan Examination. SLG has an interest in draft allocation MDR006: Land adjoining Adderley Road and there is an agreement in place for Bellway Homes Ltd to acquire the site.
- 1.2 This hearing statement should be read in conjunction with our detailed representations to the Regulation 19 Pre-Submission Draft of the Shropshire Local Plan, and our other Hearing Statements submitted to this examination.

2. SLG response to the Inspectors' questions

Q2 - Are the likely environmental, social and economic effects of the Local Plan adequately and accurately assessed in the Sustainability Appraisal (SA)?

- 2.1 The Sustainability Appraisal is referred to in the Council's Site Assessment report, however it does not correctly assess each site.
- 2.2 In relation to our client's land adjoining Adderley Road, Market Drayton (site ref: MDR006), the Sustainability Appraisal incorrectly assesses the site as being best and most versatile agricultural land. An assessment of the site's agricultural land quality has previously been carried out by Hinson Parry & Company and concluded that it should be considered to be sub-grade 3B. The site therefore does not comprise 'best and most versatile' agricultural land. This was raised by SLG in previous consultations, including Regulation 18 and Regulation 19, with evidence provided to support the position. It is therefore not clear why the Sustainability Appraisal continues to state that the site comprises best and most versatile agricultural land.
- 2.3 Notwithstanding the relatively minor discrepancy identified above, the Sustainability Appraisal appears to be a robust document on the whole which adequately assesses the site allocations and reasonable alternatives.

Q17 - Is the Local Plan period of 2016 to 2038 consistent with national policy? If not, is there justification for this?

- 2.4 This was not a point we raised in our Regulation 19 representations, because at that time it appeared unlikely that the plan would not be adopted before 1 April 2023. However, there is now a distinct possibility that the plan will not be adopted until after 1 April 2023. This is a key date as the evidence base and strategic policies for housing and employment land relate to a base date of 31 March. Paragraph 22 of the Framework requires that the strategic policies should look ahead over a minimum 15-year period from adoption. Therefore, there is now a significant risk that the minimum 15-year plan period will not be provided from adoption.
- 2.5 If there is any uncertainty over whether the plan will be adopted by 1 April 2023, consideration should be given to extending the plan period by an additional year. The Council would need to demonstrate that the supply of housing and employment land is sufficient to meet the needs for an additional year.