

ID 10

SHROPSHIRE LOCAL PLAN EXAMINATION

Representor unique Part A Ref *	A0661
Matter	Matter 2 The duty to co-operate
Relevant questions nos	2,3,4,29 and 32

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/>

Tasley Parish Council (ref.A0661) Response to Planning Inspector Consultation on Shropshire Local Plan – Matter 2.

The Duty to Co-operate

As representatives of the people resident in the parish, Tasley Parish Council thanks the Inspector for the opportunity to offer further comments following those already made in our Regulation 19 (R19) representation of 26th February 2021 (see attached) on the Draft Shropshire Local Plan (SLP).

We draw the Inspector's attention to paragraphs 12.1 to 12.11 in our representation, in which we summarised residents' very valid concerns surrounding the allocation of prime arable land in Tasley for a mixed development "*Garden Village*" (SLP ref: BRD030) in support of site promoter Taylor Wimpey's master plan for a Tasley Garden Village (TGV) development comprising 1,050 new residences in our parish. The TGV would be in addition to the Tasley Gateway development for 550 new residences in Tasley (planning application ref: 21/05023/OUT).

Following our further in-depth analysis of Shropshire Council's current draft SLP submitted for examination in July 2021, in particular its Summary Response documents (ref: sd01401 and lengthy sd01402) and its Appendix D Bridgnorth Place Plan Site Assessments document of August 2021 (ref: sd00605), we bring to the Inspector's attention that we cannot find any evidence to suggest any change has been made to the preferred site at Tasley (ref: BRD030) nor of any inclusion of change in strategic intent resulting from the concerns raised by Tasley Parish Council in its R19 or earlier representations regarding the TGV proposal.

We can find no evidence to suggest Shropshire Council has undertaken a housing needs assessment for the Bridgnorth area, meaning that there is no way of knowing what proportion of the 1,600 new homes allocated in Tasley is actually required to meet local need.

Furthermore, with reference to the Inspector's Matters and Issues document (ref: id7, matter 2, para 5), we cannot see that Shropshire Council has adequately evidenced nor justified its allocation of 1500 homes (of which two thirds are accounted for by the "*Garden Village*" in Tasley) to meet some of the unmet housing need from other Local Authorities, including the Association of Black Country Authorities (ABCA), none of whom border with Shropshire.

Should the proposal to move the Black Country's unmet housing need to a prime arable greenfield site close to protected wildlife habitats in Tasley come to fruition, it would extend urban sprawl into an area than many residents and visitors enjoy and value. However, a Black Country Authority has recognised

people increasingly value green space and do not want to lose it and as a consequence has removed two Green Belt sites allocated for housing development (namely, grazing land at Wollaston Farm, and land at Guys Lane, Lower Gornal) from its draft Local Plan.

Moreover, it must not be forgotten that Shropshire's draft Local Plan was prepared prior to the conflict in the Ukraine, which has caused UK food security, particularly in cereals and vegetable oils, to become a priority. We feel this should be reflected in the SLP because the world food situation renders any policies justifying large housing developments on prime arable land potentially unsound.

As a community, we want to ensure appropriate and environmentally sustainable use of land that will benefit and protect our community, Bridgnorth, and surrounding parishes now and for future generations to come.

Whilst we are in no doubt about the importance of getting a Local Plan for Shropshire adopted, and wish to constructively contribute toward achieving that end, Tasley Parish Council finds itself unable to support the current version of the draft SLP as it stands.

Bill Griffiths, Clerk to Tasley Parish Council

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