



Shropshire Council
Local Plan Examination

**Matter 4 – Housing and Employment Land Needs
(Policy SP2)**

Hearing Statement

May 2022



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1 MATTER 4 – HOUSING AND EMPLOYMENT LAND NEEDS (POLICY SP2)

Question 1: Is the preferred approach to housing growth and the housing requirement set out in SP2 of 30,800 dwellings (1,400 dwellings per annum) over the plan period of 2016 – 2038, justified, positively prepared and consistent with national policy?

- 1.1.1 Gladman are supportive of Policy SP2 and aspirational growth led approach which sets an overall housing requirement of around 30,800 new dwellings over the 2016-2038 plan period (1,400 dwellings per annum) to support the county's economic and sustainability aspirations.
- 1.1.2 The PPG is clear that the standard methodology identifies the minimum annual housing need figure and does not establish a housing requirement figure. Ambitions to support economic growth, deliver affordable housing and unmet needs from other authorities should be taken into consideration during the Plan preparation process¹. Therefore, Policy SP2 is justified, positively prepared and consistent with national policy.
- 1.1.3 Gladman highlight that the spatial strategy should balance housing needs alongside the identified employment growth set out in the Site Allocations and Management of Development Plan (SAMDev) and the emerging Shropshire Local Plan. In this regard, Gladman wish to highlight the imbalance of approach in Market Drayton. Market Drayton has been allocated 1,200 dwellings over the plan period, 3.9% of the Local Plan housing requirement, yet will deliver 35 hectares of employment land equating to 11.6% of the employment land requirement for the Local Plan. Gladman propose that Market Drayton could and should accommodate further residential development of a level that supports the proposed economic growth of the town.

¹ Planning Practice Guidance Paragraph: 002 Reference ID: 2a-002-20190220

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- 1.1.4 Focussing additional housing in Market Drayton would help keep employment and housing growth in balance, minimising the need to commute and securing a sustainable pattern of development. In this regard, the proposed policy framework in relation to development beyond the settlement boundary of Market Drayton appears to conflict with the positive consideration of housing growth to support economic growth outlined in Policy SP10.
- 1.1.5 To guard against delivery issues on the allocated strategic sites and correlated housing land supply issues, we consider that an uplift for flexibility to 15% is justified. Gladman would also suggest that a housing requirement above the minimum figure set by the standard method would be justified and positively prepared, as it will enable the Council to better meet affordable housing needs in Shropshire.

