

SHROPSHIRE LOCAL PLAN EXAMINATION

Stage 1 Hearing Statement

Representor unique Part A Ref *	A0356
Matter	4 - Housing & Employment Need
Relevant questions no's	1, 2, 5, 6, 7, 9
Comments as attached.	

SHROPSHIRE LOCAL PLAN EXAMINATION Stage 1 Hearing Statement Matter 4 – Housing & Employment Need

Reference: A0356

Date: 01/06/2022

Question 1

1.1 CEG consider that the housing requirement set out in Policy SP2 is justified, positively prepared and consistent with national policy. We would support the Council's assessment of Local Housing Need (LHN) using Standard Methodology, which indicates a housing need of some 25,894 dwellings over the plan period from 2016 to 2038. The Local Plan sets a housing requirement of around 30,800 dwellings which provides a reasonable and suitable buffer in order to provide flexibility within the plan period.

Question 2

1.2 The housing requirement in the Local Plan is appropriate aligned with the forecast for jobs growth as set out in the Council's Employment Strategy Topic Paper (GC4n – February 2022). The employment requirement for Shropshire of around 300ha of employment land over the plan period from 2016 to 2038 provides a sufficient scale of employment land to deliver enough jobs to achieve a sustainable balance with the housing requirement.

Question 5

1.3 CEG did provide a response to the Council on 13th December 2021 (Copy E-Mail attached as Appendix I). The response provided the delivery intentions of both CEG and the including anticipated start and build out rates in relation to site allocation SHR060, SHR158 and SHR161. The response was prepared in consultation with the landowners of SHR060, which together with SHR158, represent the land parcels that will deliver new homes as part of the allocation.

Question 6

1.4 CEG consider the Local Plan should not include a housing trajectory. It is more appropriate for this matter to be assessed and reported via the Annual Monitoring Report and Housing Land Supply Statement.

Questions 7 and 9

- 1.5 We support the Councils preferred “balanced growth” approach and the consider the employment land requirement is adequately expressed in terms of land as opposed to jobs. This will ensure that land allocated for employment purposes can react to changing market demands and types of jobs over the plan period.