

ID 10

SHROPSHIRE LOCAL PLAN EXAMINATION

Representor unique Part A Ref *	A0073
Matter	7
Relevant questions nos	2, 4, 5

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 7 - Strategic settlements (policies S19
- S21)

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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1. Introduction

- 1.1 Emery Planning is instructed by The Strategic Land Group Ltd (hereafter referred to as “SLG”) and Bellway Homes Ltd to attend 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 sets out our response to the Inspector's Stage 1 Matters, Issues and Questions in relation to Matter 7 - Strategic settlements (policies S19 - S21). It 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

Policy S19 – Clive Barracks, Tern Hill

Q2 - Is the housing trajectory for the site realistic and deliverable?

Q4 - Is there evidence that the infrastructure requirements will be delivered within the necessary timescales?

- 2.1 No.
- 2.2 The delivery timescales outlined in Appendix 7 of the draft plan indicate that the delivery of the Clive Barracks site will begin in the medium term (2025/26 – 2029/30). Given the scale of the proposed development and the significant infrastructure requirements related to new settlements, the proposed timescales are very ambitious.
- 2.3 Appendix 5 of the draft plan expects that 550 dwellings will be delivered during the Local Plan period. Figure 3 of the Five Year Supply Statement 2021 (GC4j) submitted by the Council during the examination now states that only 350 dwellings are considered deliverable within the proposed plan period. Furthermore, the Housing Topic Paper (GC4i) states:

“Shropshire Council understands that a recent announcement has been made (25th November 2021) confirming that as a result of the Future Soldiers Project, which represents the most radical transformation of the British Army in 20 years, the timescales for the release of Clive Barracks, Tern Hill have moved from 2025 to 2029.”

- 2.4 It is clear that the housing trajectory for the site within the draft plan is no longer up to date or realistic, given that the site will only be released in the medium term, and completions will only be expected in the long term and beyond the plan period.
- 2.5 The Housing Trajectory for Shropshire (GC4p) provides no specific evidence for the proposed delivery timescales of infrastructure to allow the development to go ahead. The release of the site has already been delayed by 4 years, and there is no guarantee that further issues will not arise in the future. The reduction in deliverable dwellings within the strategic settlement highlights that it is critical that the plan still provides a sufficient supply of deliverable sites free of constraints.

Policy S20 – Former Ironbridge Power Station

Q5 - Appendix F of document GC4j (5-year housing land supply statement annexes) shows that it is expected that this site will begin delivering dwellings in 2024/25 at an initial rate of 70 dwellings per annum (dpa). Is this realistic?

- 2.6 No.
- 2.7 The planning application (ref. 19/05560/OUT) for the proposed development is yet to be determined. Although the application was approved at the Southern Planning Committee on 20 September 2021, the latest evidence on file suggest that the S106 is yet to be completed. The Council and applicant agreed an extension of time until 31 January 2021 to complete the legal agreement, however no further updates are available. It is unclear when a decision notice will be issued and further delays are anticipated.
- 2.8 Whilst a phase 1 earthworks application (ref. 20/05301/FUL) and various discharges of conditions relating to it have been approved, a reserved matters application will still need to be submitted and determined by the Local Authority. The outline application has been with the Council since December 2019, therefore it is reasonable to expect that the site may not have full planning permission until 2024.
- 2.9 The delivery of 70 dwellings in 2024/25 is not realistic given the lack of outline planning permission and no evidence has been provided to suggest that the developer can and will deliver the homes at the rates suggested in Appendix F of document GC4j (Fiver Year Supply Statement 2021).