

**SHROPSHIRE LOCAL PLAN
STAGE 1 EXAMINATION HEARINGS**

AGENDA – DAY 3

Thursday 7 July 2022 at 9.30am

Venue: Sovereign Suite, Shrewsbury Town Football Club,
Oteley Road, Shrewsbury, SY2 6ST

MATTER 3 – Development Strategy (Policies SP1-SP15 (exc SP11))

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website.
- Most references to questions refer to those posed by the Inspectors in their Schedule of Matters, Issues and Questions (already circulated).
- Policy SP2 (agenda questions 3-10 inc) will be dealt with in the morning and the remainder of the agenda items in the afternoon. This session will not consider detailed site-specific representations. Detailed issues concerning the individual proposed site allocations will be dealt with at the stage 2 hearings.
- The hearings will run until around 5pm, with a lunch break at 12.30 and a mid-morning and mid-afternoon break.

Opening

Matter 3 discussion points

1. Whether the strategic policies in the Local Plan accord with paragraphs 20-23 of the Framework.
2. Whether Policy SP1 includes criteria to assess development proposals against and whether it replicates other policies in the Local Plan. Whether it is necessary and effective.
3. The basis for the overall spatial strategy and broad distribution of growth set out in Policy SP2, the options considered and reasons for the chosen strategy.

4. Whether Policy SP2 should set out how much employment land/how many homes are being allocated to meet the unmet need of the Black Country.
5. Whether Policy SP2 should define the scale of development expected in the various urban locations and rural settlements.
6. Whether Policy SP2 should set out the need for C2/care homes and other specialist housing.
7. Whether the way settlements were allocated as a Community Hub or Community Cluster is consistent, fair and objective. Whether the assessments were based on up-to-date data about services.
8. The spatial strategy in the Core Strategy has a rural focus, while the submitted Local Plan's spatial strategy is urban focussed. The latter holds a list of 'saved sites' in appendix 2 which the Council intends to rely upon to meet the new spatial strategy and development requirements. In this context, whether the 'saved sites' accord with the spatial distribution of the submitted Local Plan. Whether the policy basis for these 'saved sites' is sound. Whether by relying upon such an approach, the Local Plan is positively prepared, justified, effective and consistent with national policy.
9. Whether it is appropriate to show 'saved sites' on the proposals map given they are not site allocations in the submitted Local Plan, bearing in mind regulation 9 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
10. Whether the proportion of housing supply coming from the 'saved sites' is sound and whether they are deliverable.
11. Whether Policy SP3 is justified, effective and consistent with national planning policy and Planning Practice Guidance (PPG).
12. Whether Policy SP4 is necessary as it rehearses national planning policy, contrary to the advice in PPG (Paragraph: 036 Reference ID: 61-036-20190723).
13. The Framework at paragraph 28 advises that '*non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods, or types of development. This can include...the provision of infrastructure and community facilities at a local level...establishing design principles...*'. Whether Policies SP5 and SP6 are strategic policies or should be development management policies.

14. Whether Policy SP5 aligns with the principles of the West Midlands Design Charter. Whether there is tension between Policy SP5 and Policy DP24. Whether Policy SP5 is justified, effective and consistent with national policy.
15. Whether the health impacts of the Local Plan have been assessed and addressed and whether Policy is SP6 justified, effective and consistent with national policy.
16. Whether Policy SP7 is positively prepared, justified, effective and consistent with national policy.
17. Whether the Community Hub and Community Cluster approach to development set out in Policies SP8 and SP9 is justified, effective and consistent with national planning policy and whether these policies duplicate parts of other policies.
18. Whether the approach to development in the countryside, set out in Policy SP10, is justified and effective and consistent with national planning policy. Whether it should be more flexible and less restrictive. Whether the policy is overly long and complicated and in part duplicates other policies. Whether it would be more effective as several shorter, targeted development management policies.
19. Whether Policy SP12 is justified effective and consistent with national policy.
20. Whether Policy SP13 is justified, effective and consistent with national policy. Whether figure SP13.1 text should be included within Policy SP13.
21. Whether Policy SP14 is justified, effective and consistent with national policy. Whether the corridors should be marked on a map or plan. Whether the policy is consistent with other policies in the Local Plan. Whether the purpose of this policy is to allow for significant growth in addition to that allocated in the Local Plan, including development in the Green Belt.
22. Whether there is a national planning policy basis for Whole Estate Plans (WEPs) (Policy SP15). Whether there will be a process for endorsement and the purpose of the WEPs. Whether SP15 should be a non-strategic policy.
23. Whether the Local Plan strategy relies too much on windfall development and whether the windfall allowance accords with paragraph 71 of the Framework. Whether the windfall allowance for housing needs to be set out in the Local Plan.

24. Whether the Local Plan should allocate 10% of the housing requirement on sites no larger than one hectare as set out in paragraph 69 of the Framework or instead rely on windfalls and commitments.
25. Whether the Local Plan should include more small and medium size sites to provide greater choice, flexibility and certainty.
26. Whether the settlement boundaries are justified.