

**SHROPSHIRE LOCAL PLAN
STAGE 1 EXAMINATION HEARINGS**

AGENDA – DAY 6 /7

Thursday 14 July 2022 at 1.30pm and continuing on Friday 15th
July 2022 at 9.30, if necessary

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

**MATTER 8 – Infrastructure and Delivery, Monitoring and Viability
(Policies SP1, SP2 & SP14)**

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).
- There is a morning session on Thursday 14 July in relation to strategic settlements (Matter 7). This may run over into the afternoon and if so Matter 8 will commence following a short break at the end of Matter 7, to allow participants to change over. It is important however that participants for Matter 8 arrive at the venue ready to start at 1.30pm. The hearings will run until around 5pm, with a mid-afternoon break on the Thursday and a mid-morning break on the Friday (depending on the length of the hearing session).

Opening

Matter 8 discussion points

Infrastructure

1. Whether strategic infrastructure is necessary for the Local Plan (including saved sites) to be implemented. Whether it is costed and there are known sources of funding.
2. Whether the likely impacts of the proposed scale and distribution of development on the various aspects of infrastructure have been assessed.

3. Whether the infrastructure requirements are clearly set out in a policy/policies in the Local Plan.
4. Whether the funding gaps in Shropshire's Strategic Infrastructure and Investment Plan 2022 are likely to affect the delivery of the Plan, (including the saved sites).
5. Whether there are known sources of funding for development expected to be delivered in the first 5-7 years of the Local Plan and whether these are all in the Council's latest Infrastructure Delivery Plan.
6. Whether the delivery of strategic infrastructure will allow for the delivery of planned development in line with the submitted housing trajectory (examination document GC4p).
7. Whether the provision of infrastructure will be suitably aligned with the timing/phasing of relevant development proposals/areas.
8. Whether the Council's Infrastructure Funding Statement is up to date and in accordance with PPG (Paragraph: 059 Reference ID: 61-059-20190315).
9. Whether there are effective mechanisms in place between the Council, other neighbouring authorities and infrastructure providers to co-ordinate the planning and provision of infrastructure.
10. Whether other agencies and organisations will be involved and what level of commitment/agreement there is.

Monitoring/Implementation

11. Whether the implementation of the Local Plan can be monitored in terms of its effectiveness and any unintended consequences.
12. Whether the proposed monitoring indicators are measurable.
13. Whether the Local Plan's monitoring framework should include specific policy objectives, contextual indicators, monitoring targets and triggers for any future remedial actions including a development plan review and update.

Viability

14. Whether the viability assessment has been carried out following the advice in the PPG.
15. Whether the viability assessment should have been updated at the regulation 19 stage of the Local Plan preparation. Whether the viability assessment is up to date and whether it justifies the policies in the Local Plan.
16. Whether the Council engaged with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.
17. Whether appropriate regard has been had to the cumulative impacts on development of all existing and proposed local standards, supplementary planning documents and policies.
18. Whether projects within Shropshire's Strategic Infrastructure and Investment Plan 2022 that rely on developer contributions were taken into account in the viability assessment.
19. Whether the issues identified in the viability assessment are likely to undermine the deliverability of the Local Plan.