

Shropshire Council
Planning Policy & Strategy Team
Shirehall
Abbey Foregate
Shrewsbury, Shropshire
SY2 6ND.

18 December 2020

Dear Sir

Shifnal Place Plan Area Published August 2020
Reference nos. SHF015 and adjoining site SHF029
Draft Statement of Community Involvement
9 Nov 2020 - 1 Feb 2021 Shifnal, Shropshire.

I have recently had the opportunity to read through the above and was pleased to see that Shropshire Council wishes to involve residents of the County in planning decisions affecting their area.

My major concern in and around Shifnal relates to two adjoining sites which have a material consideration falling under the heading of Nature Conservation. The sites have recently been re-designated from Safeguarded Land to within the Shifnal Town Development Boundary and have been allocated site reference numbers SHF015 and SHF029.

SHF015 extends to 1.4 hectares and is principally a large house with outbuildings and extensive policies all round, at the back of which it links onto SHF029. This is a separate parcel of land which has been left to return to nature.

SHF029 has not been farmed for many years and has had no livestock or crops thereon. It is approximately 2.5 hectares and is wild and overgrown. It is made up of tall weeds, grasses, rushes, shrubs, bramble bushes, hawthorn hedges, and some large old trees, etc., etc.. It encompasses ditches, a large wild pond with others nearby and in heavy rain much of the area becomes a marsh. I am not an ornithologist but I have positively identified without difficulty 38 (thirty eight) species of birds (list available) on this land plus various other species flying over. I have also seen 8 (eight) varieties of wild countryside animals, 2 (two) varieties of bats hunting, and 4 (four) types of amphibians

including Great Crested Newts, plus one species of reptile and there are also a considerable variety of moths, butterflies, and insects generally.

At 2.5 hectares SHF029 is not large and is concealed between the Beech House site SHF015 on the A464 and Park Lane, Shifnal. It may be that you are aware of this hidden wildlife habitat but I felt I should flag it up in case the wildlife aspect had been overlooked by the Council due to the secluded position of SHF029.

With it's very wide range of birds, animals, flora plus ponds etc., it is clearly a wildlife haven and may well be the last of it's type around Shifnal or indeed further afield.

I felt I should raise this matter now as I noticed in very recent years that a similar site not a "million miles" away was bulldozed, ploughed, harrowed, some small ponds filled in, before a planning application was submitted for a number of houses which was passed. These houses have now been built and occupied. You may therefore wish to keep SHF015 and SHF029 under close supervision.

It does seem wildlife issues are now being ignored in favour of house building but as a rural county you may wish to make a stand against the loss of perhaps one of the last of this type of mixed habitat for some miles around. This is not cultivated land or green fields or forest and it could well be described as a local nature reserve worthy of conservation. This type of regenerated wild area is now valued, not just as a home for wildlife etc., but also from a biodiversity standpoint and could be classed as an environmental asset. Needless to say, I would object to house building on this land.

I look forward to hearing from you regarding your views and any action to be taken concerning the above. I have read the Development Guidelines for this site but there is much more to this area than is covered in the Draft Local Plan.

Yours faithfully

Mr A.A. McConnachie.