

Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B: Representation

Name and Organisation:	P.R. ENG	Curs,	
21. To which document	does this repre	sentation relate	7
Regulation 19: Pre-Sub	mission Draft of th	ne Shropshire Local	Plan
Sustainability Appraisal Local Plan	of the Regulation	19: Pre-Submission	Draft of the Shropshire
Habitats Regulations As Shropshire Local Plan (Please tick one box)	ssessment of the R	legulation 19: Pre-S	ubmission Draft of the
Q2. To which part of the	document doe	s this representa	ation relate?
Paragraph: Po	olicy: SP1	Site: STC002/P	Policies Map: 3
Q3. Do you consider the Shropshire Local Plan is:		Pre-Submission	Draft of the
A. Legally compliant		Yes:	No:
B. Sound		Yes:	No: 🗹
C. Compliant with the Duty (Please tick as appropriate)		Yes:	No:
Q4. Please give details of the Shropshire Lails to comply with the of you wish to support the legal of the Shropshire Local Plan or set out your comments.	Local Plan is no duty to co-oper compliance or sour	t legally compliante. Please be a named the second the	ant or is unsound or s precise as possible. tion 19: Pre-Submission Draft
the Plan Review Stanmore, becau "making settlem	. In particular and use such developmen ents more sustainab I does not require 11.	I in relation to the pro it would not "contribut le" as Policy SP1 requir	ith, the aims of other policies in oposed industrial allocations at te to meeting local needs" or to es. The settlement at Stanmore evelopment to meet its needs or
	based on sound evid more detailed policie		ed as being a sound basis for the

(Please continue on a separate sheet if necessary)

Regu	lease set out the modificati lation 19: Pre-Submission D liant and sound, in respect	oraft of the Shrop	
Please examir Draft o		duty to co-operate is in the modification will ma compliant or sound. It	ke the Regulation 19: Pre-Submission will be helpful if you are able to put
Sites	STC002 and P58a – allocated for ed from the Plan. There is no re	employment develop	ment at Stanmore – should be
	e note: In your representation yo	u should provide succ	
modific submis After	cation(s). You should not assume ssions. this stage, further submission	s may only be made	further opportunity to make if invited by the Inspector,
Q6. I Subm partic	nission Draft of the Shropsh cipate in examination heari	king a modification ire Local Plan, do ng session(s)?	on to the Regulation 19: Pre- you consider it necessary to
	n(s), you may be asked at a later		
	No, I do not wish to participate	in hearing session(s)	
V	Yes, I wish to participate in hea	ring session(s)	
	(Please tick one box)		
	f you wish to participate in	Control of the Contro	on(s), please outline why
There sites Revie and G	e has been considerable press to accept the proposals put fo ew, and they have not been ad County Council official and Mer cal people, who will be those r ld be heard.	ure placed on nearl orward in the variou lequately represent mbers. It is consid	us drafts of the Local Plan red by locally elected Paarish lered essential that the wishes
Silou	iu be ilearu.	(Please continue	e on a separate sheet if necessary)
those to con		nine the most appropr n to participate in hea	
Signat	ure:		Date: 24/02/21

Office Use Only

Part A Reference:

Part B Reference:



Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B	: Repr	esentation	1
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Name a	and Organisation	: P.E	. EMC	LAND				
Q1. To w	hich docume	nt does	this repr	esentatio	on relate	?		
▼ Reg	ulation 19: Pre-	Submissio	on Draft of	the Shrops	hire Local	Plan		
	tainability Appra al Plan	isal of the	e Regulatio	n 19: Pre-S	Submission	Draft of	the Shro	pshire
☐ Shr	itats Regulation opshire Local Pla ease tick one bo	in	nent of the	Regulation	19: Pre-S	ubmissio	n Draft o	f the
Q2. To w	hich part of t	he docu	ıment do	es this re	epresenta	ation re	late?	
Paragraph	:	Policy:	S3.1	Site:	STC002/P		Policies Map:	3
	ou consider t	The Association of the Control of th	ulation 19	: Pre-Su	bmission	Draft o	of the	
	lly compliant			Yes:		No:		
B. Sour	nd			Yes:		No:		
	pliant with the D	A STATE OF THE PARTY OF THE PAR	o-operate	Yes:		No:		
Draft of fails to constitution of the Shrow	se give detail the Shropshic comply with to to support the lo ppshire Local Plan or comments.	re Local he duty egal comp	Plan is n to co-ope liance or so	ot legally erate. Ple undness of	y complia ease be a the Regula	int or is is precis	unsou se as po re-Subm	nd or ossible. ission Draft
	The propose as being nec being part o rated from B does not for	essary to s f Bridgnort ridgnorth l	erve the nee th town. Thi by a steep w	ds of Bridgn is is not the o ooded escar	orth, and the case. The St oment. It is	e Stanmor tanmore a	e area is p rea is phy	oresented as sically sepa-
	The Local Pla and 49 ha of in Appendix (indicates tha 37.7 ha to be Plan does no	employme 6: Employm at a total o provided	ent land in Br nent Develop of 40.5 ha of in Bridgnortl	ridgnorth. The ment Guidel land is to be h. Clearly th	he Strategic lines and Em e allocated in ere is a discr	Land Supp ployment in the Place repancy in	ly 2016 – . Land Supp Plan Are the figure	2038 set out ly, however, ea, with only es. The Loca

			nt of development proposed for employment gures support this allocation.
			d, and has not been prepared on the basis of ements and take-ups of employment or em-
		(Please co	ntinue on a separate sheet if necessary)
Q5. F	Please set out the modi	fication(s) you con	sider necessary to make the
Regu	lation 19: Pre-Submiss	ion Draft of the Sh	ropshire Local Plan legally ompliance or soundness matters
	nave identified at Q4 at		inpliance of Soundiness matters
examin Draft of	nation. You will need to say w of the Shropshire Local Plan le	thy each modification will egally compliant or sound	e is incapable of modification at Il make the Regulation 19: Pre-Submission d. It will be helpful if you are able to put
			et. Please be as precise as possible. elopment at Stanmore – should be
delet	ed from the Plan. There is	no requirement for an	alternative site to be identified.
		(Planes as	ations on a second state of the second
Dione	a matar In wave concentat		ntinue on a separate sheet if necessary)
			succinctly all the evidence and entation and your suggested
			ve a further opportunity to make
	ssions.		
After	this stage, further submi	ssions may only be n	nade if invited by the Inspector,
	on the matters and issue		
OF T	f vous roprocontation i	a cooking a modifie	estion to the Boundation 10, Bu-
			ation to the Regulation 19: Pre- do you consider it necessary to
	cipate in examination h		
200 h A 40 f a		The second secon	n of your wish to participate in hearing
sessio	n(s), you may be asked at a	later point to confirm	your request to participate.
П	No, I do not wish to partic		
			,(3)
V	Yes, I wish to participate i	n hearing session(s)	
	(Please tick one box)		
			ssion(s), please outline why
you c	onsider this to be nece	essary:	
		Office Use Only	Part A Reference:
		Office use Offiy	Part B Reference:

There has been considerable pressure placed on nearby residents to the proposed sites to accept the proposals put forward in the various drafts of the Local Plan Review, and they have not been adequately represented by locally elected Paarish and County Council official and Members. It is considered essential that the wishes of local people, who will be those most affected by the proposed development, should be heard.

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine to those who have indicated that they wish to p to confirm your wish to participate when the examination.	articipate in hearing sessi	edure t ion(s).	to adopt to hear You may be asked
Signature:		Date:	24/02/21

Office Use Only

Part A Reference:

Part B Reference:



Representation Form

Please complete a separate Part B Representation Form (this part) for each representation that you would like to make. One Part A Representation Form must be enclosed with your Part B Representation Form(s).

We have also published a separate **Guidance Note** to explain the terms used and to assist in

making effective represe	•	<i>buidance</i>	Note to ex	cpiani circ	terms asc	a ana co	
Part B: Repres	entati	on				•-	
Name and Organisation	on: P.Ç	F. EMC	* LV ND				
Q1. To which docum	ent does	this repr	esentatio	on relat	e?		-
Regulation 19: Pre	-Submissio	n Draft of	the Shrops	hire Loca	I Plan		
Sustainability Appr Local Plan	raisal of the	Regulatio	n 19: Pre-S	Submissio	n Draft of	the Shro	opshire
Habitats Regulation Shropshire Local Page 16th one be	lan	ent of the	Regulation	19: Pre-	Submissio	n Draft o	of the
Q2. To which part of	the docu	ment do	es this re	presen	tation re	late?	•
Paragraph:	Policy:	SP10	Site:	STC002,	/P58a	Policies Map:	3
Q3. Do you consider Shropshire Local Pla	_	lation 19	e: Pre-Su	bmissio	n Draft o	of the	
A. Legally compliant			Yes:		No:		
B. Sound			Yes:		No:	$\overline{\checkmark}$	
C. Compliant with the (Please tick as approp	-	-operate	Yes:		No:		
Q4. Please give deta Draft of the Shropsh fails to comply with If you wish to support the of the Shropshire Local Pla set out your comments.	ils of why ire Local the duty legal compl	Plan is n to co-ope iance or so	ot legally erate. Ple undness of	complease be the Regul	i <mark>ant or is</mark> as precis ^{'ation} 19: F	unsou se as pe Pre-Subm	nd or ossible. ission Draft
side, and a Stanmore of Policy SP10 eas in line w tryside will There is no	roposed for ore accessed area, have go of the Local with national be allowed are an atter	through a come to great Plan Revieu guidance. If where they nat the prop	ountry park. lengths in the v proposes to Policy SP10 s maintain or osed allocati	The Cour ne past to p o restrict e ays that de enhance c ions will pr	ncil, and the preserve this economic de evelopment ountryside t oduce that e	local res. s situation velopmen proposals vitality an	idents in the n. nt in rural ar- s in the coun- nd character, the proposed
reason why tected.	y such alloca	itions should	d be made,	the counti	ryside shoul	d continu	e to be pro-

		area of countryside sho ne Councy are, have no n properly evidenced.			
					,
	•				. :
		· · (Please	continue or	n a separate sheet	if necessary)
Regulation	ease set out the modification 19: Pre-Submission in respect of the count of the cou	ion Draft of the S pect of any legal ove.	hropshir compliar	e Local Plan les nce or soundnes	ally ss matters
examina Draft of	ation. You will need to say wi the Shropshire Local Plan le your suggested revised work	hy each modification : gally compliant or sou	vill make th nd. It will t	ne Regulation 19: Pi ne helpful if you are	re-Submission able to put
Sites 9	STC002 and P58a - allocate		velopmen	t at Stanmore – sh	ould be
		(Dlane)			······································
Diesce	note: In your representati			n a separate sheet	• •
support	ing information necessary t	to support your repre	sentation a	and your suggeste	d
modifica submiss	ation(s). You should not as	ssume that you will h	ave a furth	ner opportunity to	make
			4- 161		
	his stage, further submis on the matters and issue				spector,
_					
Submi	your representation is ssion Draft of the Shro pate in examination h	pshire Local Pla	n, do you		
•	note that while this will pro		•	wish to narticinate	e in hearing
	(s), you may be asked at a				
	No, I do not wish to partici	pate in hearing sess	on(s)		
V	Yes, I wish to participate in	n hearing session(s)			
	(Please tick one box)	J = =====(0)			
Q7. If	you wish to participat ensider this to be nece	-	session(s	s), please outlir	ne why
you co	inainei fuia ro be uece	99 ai y. 	· · · · ·	A D-5-	-
		Office Use Only	Part	A Reference:	

Part B Reference:

There has been considerable pressure placed on nearby residents to the proposed sites to accept the proposals put forward in the various drafts of the Local Plan Review, and they have not been adequately represented by locally elected Paarish and County Council official and Members. It is considered essential that the wishes of local people, who will be those most affected by the proposed development, should be heard.

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.					
Signature:		Date:	16/60/26		

Office Use Only

Part A Reference:

Part B Reference:



Representation Form

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Part E	3: Represe	entati	ion					==
Name a	and Organisation	: PA	2. E14 C	CAND				
Q1. To w	vhich docume	nt does	this repre	esentatio	on relat	e?		
√ Reg	julation 19: Pre-S	Submissio	on Draft of t	he Shrops	shire Loca	al Plan		
	stainability Appra al Plan	isal of the	e Regulation	19: Pre-	Submissio	on Draft o	f the Shr	opshire
☐ Shr	oitats Regulations opshire Local Pla ease tick one box	n	nent of the I	Regulatior	19: Pre-	-Submissi	on Draft	of the
	which part of t		ıment doe	s this re	presen	tation re	elate?	
Paragraph	n:	Policy:	SP11	Site:	STC002	/P58a	Policies Map:	1 4
	ou consider t ire Local Plan	_	ılation 19	: Pre-Su	bmissio	n Draft	of the	
A. Lega	illy compliant			Yes:		No	: 🔲	
B. Sour	nd			Yes:		No		
	pliant with the D	·	-operate	Yes:		No	: 🔲	
Draft of fails to constitution of the Shrow	se give details the Shropshir comply with the to support the le opshire Local Plan ur comments.	e Local ne duty gal comp	Plan is no to co-ope liance or sou	ot legally rate. Ple undness of	complease be the Regul	iant or i as prec i lation 19:	s unsou ise aș p Pre-Subn	und or ossible. nission Draft
	and Policy SP the land fron strated. The so the propo	11 sets ou n Green B re is no in sal appea e not subje	it to protect to elt protection dication of w rs to be a de ect to the limi	the Green B n without a hich busine evice to en itations imp	lelt. The p iny except isses migh sure that posed by P	roposed al ional circui t wish to lo future devi olicy SP11,	location w mstance b cate at St elopment	he Green Belt would remove being demon- tanmore, and proposals at hat proposals
l	Policy SP11 s National polic velopment co	cy is to pro	tect green be	lts from 'inc	appropriat	e developn	nent'. In <mark>ap</mark>	propriate de-

which are to preserve their openness and to ensure their permanence. The National Planning Policy Framework says, at para 145, that local planning authorities should regard the construction of buildings as being "inappropriate" on a green belt, unless they are for certain, specified, uses – none of which include new development for industrial purposes. lease of 11.5ha of land from the Green Belt at Stanmore for use for industrial or storage purposes, and the construction industrial buildings could not fail to have an adverse effect on the Green Belt which will continue to surround the proposed allocated sites. The proposed release of land from the green belt has not been justified, and the need for the land to be made available for employment development has not been evidenced. It is likely that, if approved, this allocation would be used for further unjustified incursions into the green belt in the future. (Please continue on a separate sheet if necessary) Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above. Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. Sites STC002 and P58a - allocated for employment development at Stanmore - should be deleted from the Plan. There is no requirement for an alternative site to be identified. (Please continue on a separate sheet if necessary) Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions. After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination. O6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)? Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate. No, I do not wish to participate in hearing session(s) Yes, I wish to participate in hearing session(s) (Please tick one box)

Office Use Only	Part A Reference:	
	Part B Reference:	

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

There has been considerable pressure placed on nearby residents to the proposed sites to accept the proposals put forward in the various drafts of the Local Plan Review, and they have not been adequately represented by locally elected Paarish and County Council official and Members. It is considered essential that the wishes of local people, who will be those most affected by the proposed development, should be heard.

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature:

Date:

Office Use Only

Part A Reference:

Part B Reference:



Representation Form

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We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B:	Represe	ntatio	on	- · · · - · · · ·		-		
Name an	nd Organisation:	P.5	S. EHG	-LAND				
Q1. To wh	nich document	t does t	his repre	sentatio	n relate?			
₹ Regul	lation 19: Pre-Su	ubmissior	n Draft of th	ne Shrops	hire Local Plan			
Susta Local	ainability Apprais Plan	al of the	Regulation	19: Pre-S	Submission Dra	ift of t	the Shro	pshire
☐ Shrop	ats Regulations <i>i</i> pshire Local Plan se tick one box)		ent of the R	tegulation	19: Pre-Subm	ission	ı Draft o	f the
•	nich part of th		ment doe	s this re	presentatio	n rel	ate?	
Paragraph:	Annendiy	Policy:	S3.1	Site:	STC002/P58a	7	Policies Map:	3
	ou consider the		lation 19:	Pre-Sul	bmission Dr	aft o	f the	
- · ·	y compliant	•		Yes:		No:		
B. Sound	I			Yes:		No:	$\overline{\checkmark}$	
-	liant with the Dutick as appropriat	•	operate	Yes:		No:		
Q4. Please Draft of the fails to co	e give details he Shropshire omply with the to support the legionshire Local Plan o	of why Local I e duty t	Plan is no to co-oper fance or sour	t legally rate. Ple	compliant ease be as place the Regulation	or is recis 19: Pi	unsou e as po re-Subm	nd or pssible. pission Draft
	Appendix 6 ind This is not deta	licates thai ailed, but i	t there is a Pro it is very worr	eferred Site rying.	mployment land for Recycling an set up on a bran	ıd Envi	ironmento	al Industries.
	new garden vil away from the would, if the R they would still is no need for s be an inapprop	llage as pro e main urb Review Pla Il be <u>surrou</u> such deve priate loca	oposed for Ta oan area – vel an is approve unded by Gree elopment. It i ation for recyd	asley. This ry possibly ed, be remo en Belt and is considere cling activit	suggests that it i Stanmore. The oved from Greer would be located ed that such a lo ties. There is alr n the Green Belt,	might i sites p n Belt ; d in cou cation ready s	be set up proposed : protectio untryside n would, i such an o	in a location at Stanmore on. However, where there in any event, peration not

ronmental problems, and an intensification of that use would not be an acceptable situation.

The calculation of employment land need for Bridgnorth in the Shropshire Employment Land Review 2019 indicates that an "additional provision to address local circumstances" of 12 ha is needed. The precise reasons for needing this additional provision, and exactly how the figure of 12 ha has been arrived at is not given.

There is no "local circumstance" that would justify such a provision. This is evidenced by the current large areas of undeveloped land (some never having been developed), and empty factory units at Stanmore Industrial Estate. If the local circumstance is so acute, these areas would have been developed/redeveloped, by now. The fact that, in the over 40 years that the Stanmore Business Park has been in operation, the existing land and buildings have never been fully developed and put to operational use, indicates that an additional 11.5 ha as the Plan proposes is not justified or evidenced, and there is no certainty that it can be delivered. The only certainty is that it will adversely affect the green belt, and act as a precedent for any similar unjustified incursions into the green belt if the future.

(Please continue on a separate sheet if necessary)

Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Sites STC002 and P58a – allocated for employment development at Stanmore – should be deleted from the Plan. There is no requirement for an alternative site to be identified.

(Please continue on a separate sheet if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

Office Use Only	Part A Reference:	
	Part B Reference:	

No. I do not wish to particip	eate in hearing session	n(s)		
No, I do not wish to participate in hearing session(s)✓ Yes, I wish to participate in hearing session(s)				
(Please tick one box)	nearing session(s)			
Q7. If you wish to participate	in the hearing se	esion(s) nieas	e outline why	
you consider this to be neces	-	ssion(s), picas	s dudine wify	
There has been considerable prisites to accept the proposals pure Review, and they have not been and County Council official and of local people, who will be the should be heard.	ut forward in the van adequately represented the Members. It is consented by	rious drafts of the sented by locally nsidered essentia the proposed de	e Local Plan elected Paarish Il that the wishes	
Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.				
Signature:		Date:	30/02/31	
		1		
	Office Use Only	Part A Reference Part B Reference		