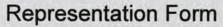
Shropshire Council: Shropshire Local Plan





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)**.

| Part D | . Kepres | entati | OII | | | | | |
|---|---|---|--|---|--|---|--|--|
| Name a | nd Organisation | : | | | | | | |
| Q1. To w | hich docume | nt does | this repre | esentatio | on relate? | | | |
| ▼ Regu | ulation 19: Pre- | Submissio | on Draft of t | he Shrops | shire Local Pla | n | | |
| | ainability Appra I Plan | isal of the | e Regulation | 19: Pre-S | Submission Di | raft of | the Shro | pshire |
| ☐ Shro | tats Regulations pshire Local Pla ase tick one box | n | nent of the I | Regulation | 19: Pre-Subi | missio | n Draft of | the |
| Q2. To w | hich part of t | he docu | ment doe | s this re | presentation | on re | late? | |
| Paragraph: | Appendix 6 | Policy: | S3.1 | Site: | STC002/P58 | a | Policies Map: | 3 |
| | ou consider t re Local Plan | | lation 19 | : Pre-Su | bmission D | raft o | of the | |
| A. Legall | y compliant | | | Yes: | | No: | | |
| B. Sound | 1 | | | Yes: | | No: | | |
| C. Comp | liant with the D | uty to Co | -operate | Yes: | | No: | | |
| (Please t | tick as approprie | ate). | | | | | | |
| Draft of to fails to co If you wish of the Shrop | te give detail the Shropshir omply with the to support the least schire Local Plan comments. | e Local ne duty gal compl or its con | Plan is no to co-ope liance or sou npliance with | rate. Ple ndness of the duty | compliant case be as p the Regulation to co-operate, | or is precis 19: P | unsour se as po re-Submis e also use | nd or ssible. ssion Drafi this box t |
| | Appendix 6 in | dicates the | | referred Site | mployment land e for Recycling a | | C-201.201.201.201.201.201.201.201.201.201. | |
| | new garden waway from the would, if the they would standard for the an inapprofar from Stan | rillage as po ne main uri Review Pl ill be <u>surro</u> r such deve opriate loc more, tow | roposed for To ban area – ve lan is approve <u>unded</u> by Gree elopment. It ation for recy ards Worfield | asley. This ry possibly ed, be remo en Belt and is considere cling activi l, and within | set up on a bra suggests that it Stanmore. The oved from Gree would be locate ed that such a la ties. There is all in the Green Bela at use would no | might sites p n Belt ed in coo ocation ready s t, which | be set up in proposed a protection untryside v would, in such an op n is the sou | n a location t Stanmore t However where there any event eration no |

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)

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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 Hee Only | Part A Reference: | |
|-----------------|-------------------|--|
| Office Use Only | Part B Reference: | |

| | Yes, I wish to participate in hearing session(s) (Please tick one box) |
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| | you wish to participate in the hearing session(s), please outline why nsider this to be necessary: |
| sites to Review, and Cou of local | has been considerable pressure placed on nearby residents to the proposed o accept the proposals put forward in the various drafts of the Local Plan w, and they have not been adequately represented by locally elected Paarish bunty Council official and Members. It is considered essential that the wished people, who will be those most affected by the proposed development, I be heard. |
| those who | (Please continue on a separate sheet if necessar note: The Inspector will determine the most appropriate procedure to adopt to hear ho have indicated that they wish to participate in hearing session(s). You may be asked myour wish to participate when the Inspector has identified the matters and issues follows. |
| Signature | Date: 28 /2 /2.) |

Part A Reference:

Part B Reference:

Office Use Only

Shropshire Council: Shropshire Local Plan



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)**.

| Name a | and Organisation | : | | | | | | |
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| 21. To w | hich docume | nt does | this repr | esentatio | on relate? | | | |
| ▼ Reg | ulation 19: Pre- | Submissio | on Draft of t | the Shrops | shire Local Pla | an | | |
| | tainability Appra al Plan | isal of th | e Regulation | 19: Pre-S | Submission D | raft of | the Shro | pshire |
| → Shr | oitats Regulation copshire Local Pla case tick one bo | ın | nent of the | Regulation | 19: Pre-Sub | missio | on Draft o | f the |
| 2. To w | which part of t | he doci | ment do | es this re | epresentat | ion re | late? | |
| aragraph | : | Policy: | SP11 | Site: | STC002/P58 | 8a | Policies Map: | 3 |
| | ou consider t | | ulation 19 | : Pre-Su | bmission [| Oraft | of the | |
| | lly compliant | | | Yes: | | No: | | |
| B. Sour | nd | | | Yes: | | No: | V | |
| | pliant with the D | | o-operate | Yes: | | No: | | |
| Praft of ails to of you wish of the Shro | se give detail the Shropshic comply with to to support the lo opshire Local Plan ur comments. | re Local he duty egal comp or its con | Plan is no to co-ope diance or sou impliance with | ot legally erate. Plea undness of the duty | y complian ease be as the Regulation to co-operate | preci preci on 19: i | s unsou se as po Pre-Subm se also uso | nd or ossible. ission Dra e this box |
| | and Policy St the land from strated. The so the proper Stanmore ar | P11 sets of m Green E ere is no in osal apped e not subj | ut to protect Belt protection adication of wars to be a d | the Green B n without o which busine levice to en litations imp | nt at Stanmore Belt. The proper Iny exceptional Esses might will sure that future bosed by Policy ances' exist. | osed all il circur sh to lo ire deve | ocation wo nstance be cate at Sto elopment p | ould remove eing demoi anmore, an proposals (|
| | National pol | icy is to pro | otect green be | elts from 'inc | rotected in acc appropriate de | velopm | ent'. Inapp | propriate d |

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. The release 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.

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|------------------------|---|
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| | |

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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)

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Signature:

Date: 23 (2/2)

Office Use Only

Part A Reference:

Part B Reference:

Shropshire Council: Shropshire Local Plan



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.

| Name a | nd Organisation | 1: | | | | | | |
|----------------------------|---|--|---|--|--|---|--------------------------------------|--|
| Q1. To w | hich docume | nt does | this repr | esentatio | n relate | ? | | |
| ▼ Reg | ulation 19: Pre- | Submission | on Draft of | the Shrops | hire Local | Plan | | |
| | tainability Appra | isal of the | e Regulatio | n 19: Pre-S | Submissio | n Draft of | the Shro | opshire |
| ☐ Shr | itats Regulation opshire Local Pla ease tick one bo | an | nent of the | Regulation | 19: Pre-S | Submissio | n Draft o | of the |
| Q2. To w | hich part of | the docu | ment do | es this re | present | ation re | late? | |
| Paragraph | | Policy: | SP1 | Site: | STC002/ | | Policies Map: | 3 |
| | ou consider t | | ulation 19 | : Pre-Su | bmissio | Draft o | of the | |
| - | lly compliant | | | Yes: | | No: | | |
| B. Soun | d | | | Yes: | | No: | $ \overline{\mathbf{A}} $ | |
| | oliant with the D | | o-operate | Yes: | | No: | | |
| Draft of | se give detail the Shropshil omply with t | re Local | Plan is n | ot legally | compli | ant or is | unsou | nd or |
| If you wish of the Shro | to support the lapshire Local Plan or comments. | egal comp | liance or so | undness of | the Regula | tion 19: P | re-Subm | ission Draft |
| | the Plan Re Stanmore, b "making set | view. In ecause suc tlements m and does | y are not sup particular ar ch developme nore sustaina not require 1 inable. | nd in relatio ent would no ble" as Polic | n to the protect "contributy SP1 require | roposed inc ite to meet res. The se | dustrial a ing local ettlement | llocations at needs" or to at Stanmore |
| | | | on sound ev detailed polic | | | ed as being | a sound | basis for the |

(Please continue on a separate sheet if necessary)

O5. 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 O4 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. No, I do not wish to participate in hearing session(s) Yes, I wish to participate in hearing session(s) (Please tick one box) 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.

Office Use Only

Date:

Part A Reference:

Part B Reference:

Signature:

Shropshire Council: Shropshire Local Plan



Representation Form

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| Name | and Organisation | 1: | | | | | | |
|------------------|---|---|---|--|--|---|---|--|
| Q1. To | which docume | nt does | this repr | esentatio | on relate | ? | | |
| √ Re | egulation 19: Pre- | Submission | on Draft of | the Shrops | shire Local | Plan | | |
| | ustainability Appra | aisal of the | e Regulation | 19: Pre-S | Submissio | n Draft o | f the Shr | opshire |
| → St | abitats Regulation propshire Local Plan Please tick one bo | an | nent of the | Regulation | 19: Pre-S | Submissio | on Draft o | of the |
| 2. To | which part of | the docu | ment do | es this re | epresent | ation re | elate? | |
| aragrap | oh: | Policy: | SP10 | Site: | STC002/ | P58a | Policies Map: | 3 |
| | you consider t | | ulation 19 | : Pre-Su | bmissio | n Draft | of the | |
| A. Leg | gally compliant | | | Yes: | | No | | |
| B. Sou | und | | | Yes: | | No | | |
| | mpliant with the I | | o-operate | Yes: | | No | | |
| Praft of ails to | f the Shropshi comply with t sh to support the l propshire Local Plat our comments. | re Local he duty egal comp | Plan is n to co-ope liance or so | ot legally erate. Ple undness of | compliance compliance complete | ant or i as preci ation 19: | s unsou ise as p Pre-Subm | ind or ossible. nission Dra |
| | side, and ar | e accessed | employment through a co one to great | ountry park. | The Coun | cil, and th | e local res | idents in ti |
| | eas in line w tryside will i There is no g allocations | ith nationa be allowed quarantee t are an atte | I Plan Review I guidance. F where they i hat the propo mpt to side-s ations should | Policy SP10 s maintain or osed allocati step such lin | ays that de enhance co ions will pro mitations fo | velopmen ountryside oduce that or future d | t proposals vitality ar effect, so levelopers. | s in the cou nd characte the propose There is i |

| | separate sheet if necessary) |
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| Q5. Please set out the modification(s) you consider nec Regulation 19: Pre-Submission Draft of the Shropshire compliant and sound, in respect of any legal compliance you have identified at Q4 above. | Local Plan legally |
| Please note that non-compliance with the duty to co-operate is incapable examination. You will need to say why each modification will make the Draft of the Shropshire Local Plan legally compliant or sound. It will be forward your suggested revised wording of any policy or text. Please be | Regulation 19: Pre-Submission helpful if you are able to put |
| Sites STC002 and P58a – allocated for employment development a deleted from the Plan. There is no requirement for an alternative | t Stanmore - should be |
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| based on the matters and issues he or she identifies for exan Q6. If your representation is seeking a modification to t Submission Draft of the Shropshire Local Plan, do you c | ited by the Inspector, nination. |
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| Q6. If your representation is seeking a modification to to Submission Draft of the Shropshire Local Plan, do you constitute in examination hearing session(s)? Please note that while this will provide an initial indication of your work. | ited by the Inspector, nination. The Regulation 19: Preonsider it necessary to |
| Yes, I wish to participate in hearing session(s) | ited by the Inspector, nination. The Regulation 19: Preonsider it necessary to |
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| Q6. If your representation is seeking a modification to to Submission Draft of the Shropshire Local Plan, do you consider that while this will provide an initial indication of your was session(s), you may be asked at a later point to confirm your reques to No, I do not wish to participate in hearing session(s) Yes, I wish to participate in hearing session(s) (Please tick one box) Q7. If you wish to participate in the hearing session(s), you consider this to be necessary: | ited by the Inspector, nination. The Regulation 19: Pre- onsider it necessary to ish to participate in hearing at to participate. |

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| Please note: The Inspector will determithose who have indicated that they wish to confirm your wish to participate when examination. | to participate in hea | ring session(s). | You may be asked |
|---|-----------------------|------------------|------------------|
| Signature: | į | Date: | 23/2/21 |

Office Use Only

Part A Reference:

Part B Reference:

Shropshire Council: Shropshire Local Plan



Representation Form

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| Name a | and Organisation | : | | | | | | |
|--|---|--|--|---|--|--|--|---|
| Q1. To w | hich docume | nt does | this rep | resentatio | on relati | e? | | |
| ▼ Reg | ulation 19: Pre- | Submissio | on Draft of | the Shrops | hire Loca | l Plan | | |
| | tainability Appra al Plan | isal of the | e Regulatio | on 19: Pre-S | Submissio | n Draft o | f the Shr | opshire |
| ☐ Shr | oitats Regulation opshire Local Pla ease tick one bo | in | nent of the | Regulation | 19: Pre- | Submissi | on Draft o | of the |
| 22. To w | hich part of | he docu | ıment do | es this re | present | tation r | elate? | |
| Paragraph | : | Policy: | S3.1 | Site: | STC002/ | /P58a | Policies Map: | 3 |
| | ou consider t ire Local Plan | | ulation 1 | 9: Pre-Su | bmissio | n Draft | of the | |
| | lly compliant | 131 | | Yes: | | No | : 🗆 | |
| B. Sour | nd | | | Yes: | | No | · 🗹 | |
| | pliant with the D | | o-operate | Yes: | | No | . 🗆 | |
| Draft of calls to constant of the Shrow wish | se give detail the Shropshi comply with to to support the la opshire Local Plan ur comments. | re Local he duty egal comp | Plan is r to co-op | erate. Ple oundness of | compliance be the Regul | iant or i as prec lation 19: | ise as p Pre-Subm | nd or ossible. ission Draf |
| | as being ned being part o rated from B | essary to s f Bridgnort ridgnorth | erve the nee th town. Th by a steep w | ions at Stann eds of Bridgn is is not the rooded escar to Bridgnorth | orth, and t case. The oment. It | he Stanmo Stanmore | ore area is area is phy | presented a vsically sepa |
| | and 49 ha of in Appendix indicates the 37.7 ha to be | employme 5: Employn at a total o provided | ent land in B nent Develop of 40.5 ha of in Bridgnort | ndicates that ridgnorth. The oment Guidel f land is to be th. Clearly the ssary to alloc | he Strategi lines and Ei allocated ere is a dis | c Land Sup mploymen in the Pla crepancy i | ply 2016 – t Land Supp ce Plan Are n the figure | 2038 set ou ply, however ea, with onl es. The Loca |

| | The discrepancy appears to be around the amount of development proposed for employ uses at Stanmore. It does not appear that the figures support this allocation. | | |
|--|--|--|--|
| | Policy S3.1 is not properly justified or evidenced, and has not been prepared on the basis of positive and robust predictions of future requirements and take-ups of employment or employment land. | | |
| | | | |
| | (Please continue on a separate sheet if necessary) | | |
| Regu comp you h | ase set out the modification(s) you consider necessary to make the tion 19: Pre-Submission Draft of the Shropshire Local Plan legally and sound, in respect of any legal compliance or soundness matters we identified at Q4 above. | | |
| examii Draft d | te that non-compliance with the duty to co-operate is incapable of modification at ion. You will need to say why each modification will make the Regulation 19: Pre-Submission he Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put our suggested revised wording of any policy or text. Please be as precise as possible. | | |
| 11089-01/8-01/90 | C002 and P58a – allocated for employment development at Stanmore – should be from the Plan. There is no requirement for an alternative site to be identified. | | |
| | | | |
| suppo | (Please continue on a separate sheet if necessary) ote: In your representation you should provide succinctly all the evidence and g information necessary to support your representation and your suggested ion(s). You should not assume that you will have a further opportunity to make | | |
| suppoi modifi submi | ote: In your representation you should provide succinctly all the evidence and ig information necessary to support your representation and your suggested ion(s). You should not assume that you will have a further opportunity to make ons. | | |
| suppoi modifi submi: After | ote: In your representation you should provide succinctly all the evidence and information necessary to support your representation and your suggested ion(s). You should not assume that you will have a further opportunity to make | | |
| suppoi modifi submi: After based Q6. I Subm | tote: In your representation you should provide succinctly all the evidence and ag information necessary to support your representation and your suggested ion(s). You should not assume that you will have a further opportunity to make ons. | | |
| suppoi modifi submis After based Q6. I Subm partic Please | ote: In your representation you should provide succinctly all the evidence and a ginformation necessary to support your representation and your suggested ion(s). You should not assume that you will have a further opportunity to make ons. It stage, further submissions may only be made if invited by the Inspector, in the matters and issues he or she identifies for examination. Our representation is seeking a modification to the Regulation 19: Pression Draft of the Shropshire Local Plan, do you consider it necessary to | | |
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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 | 23/2/21 | | |

Office Use Only

Part A Reference:

Part B Reference: