

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.

Pa	rt B:	Repres	entati	on					
Na	Name and Organisation: Stanmore Consortium								
Q1.	To wh	ich docume	ent does	this repres	entatio	n relate?			
\checkmark	Regul	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan							
		Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan							
	Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan								
	(Plea	se tick one bo	ox)						
Q2.	To wh	ich part of	the docu	ıment does	this rep	oresentatio	n relate?		
Para	graph:		Policy:	S3.1 (i) Site Allocation Tasley Garden Village, Bridgnorth (BRD030)	Site:		Policies Map:	Click or tap here to enter text.	
_	_	u consider e Local Plai	_	ılation 19: I	Pre-Sub	mission D	raft of the		
	•	compliant	11 15.		Yes:	П	No:		
B. Sound					Yes:		No: 🔽		
	C. Compliant with the Duty to Co-operate Yes: No: (Please tick as appropriate).								
-				_	_				

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

justified or effective as the evide Garden Village taking into account	nce base does not so not the reasonable alto tations to the Regul	strategy for Bridgnorth which is not upport the strategy to allocate Tasley ernative at Stanmore Garden Village. ation 18 Pre-Submission Draft Planent) remain relevant.			
	(Plaasa sa	ntinuo on a conarato choot if nocoscary)			
Q5. Please set out the modif Regulation 19: Pre-Submissi compliant and sound, in resp you have identified at Q4 abo	ication(s) you con on Draft of the Sh pect of any legal co				
Please note that non-compliance with examination. You will need to say wh	n the duty to co-operate ny each modification wil gally compliant or sound	I make the Regulation 19: Pre-Submission I. It will be helpful if you are able to put			
		den Village (BRD032) (part) should a employment land, new local centre			
	(Please co	ntinue on a separate sheet if necessary)			
Please note: In your representation					
supporting information necessary t modification(s). You should not as submissions.		, 55			
After this stage, further submis based on the matters and issue		nade if invited by the Inspector, es for examination.			
	pshire Local Plan,	cation to the Regulation 19: Predo you consider it necessary to			
•		n 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	n hearing session(s)				
(Please tick one box)					
Q7. If you wish to participate you consider this to be necessary		ssion(s), please outline why			
7 - 3 - 5 - 5 - 5 - 6 - 6 - 6 - 6 - 6 - 6 - 6	0.651	Part A Reference:			

Office Use Only

It is too complex to deal with in writing			
(Please note: The Inspector will determine the methose who have indicated that they wish to participate when the Inspector will determine the method to confirm your wish to participate when the Inspector examination.	nost appropriat cipate in hearir	te procedure ng session(s)	. You may be asked
Signature:		Date:	23/02/2021



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Part B: Representation								
Name an	Name and Organisation: Stanmore Consortium							
Q1. To wh	ich document	does	this represe	ntation	relate?			
√ Regul	ation 19: Pre-Su	bmissi	on Draft of the	Shropshir	e Local Plan			
	Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan							
☐ Shrop	Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan (Please tick one box)							
,	ich part of the	docu	ıment does t	his repr	esentatio	n relate?		
Paragraph:	P	olicy:	Policy 3.1 Schedule S3.1 (ii) Employment Allocations: Bridgnorth Principal Centre. Land north of Stanmore Industrial Estate (P58a)	Site:		Policies Map:		
	u consider the e Local Plan is		ılation 19: P	re-Subn	nission Dra	aft of the		
A. Legally	compliant			Yes:		No:		
B. Sound			Yes:		No: 🔽			
•	iant with the Duty ck as appropriate		-operate	Yes:		No:		

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

The allocation of the employment sites at Stanmore are supported as they are necessary extensions to the Stanmore Business Park (formerly Industrial Estate).

The Policy has however been amended and as a result is unsound, to remove use class B1. This is presumably to reflect the changes to the Use Classes Order, effective from September 2020 when use class B1 was revoked. The policy should be amended to add the new business use class E(g)(i),(ii),(iii) that superseded B1 as these are essential uses to allow the site to reach its potential and provide flexibility in the Plan to ensure the best chance of delivery and allow for market changes.

The policy should also be amended to reference Stanmore Business Park, rather than Industrial Estate, as it has not been known as the Industrial Estate since 2017.

In respect of need and exceptional circumstances for the employment allocations, Stanmore Consortium representations to the Regulation 18 Pre-Submission Draft Plan (Appendix 1 of the submitted representations document) provide evidence (Paragraphs 5.4.11 – 5.4.17). The case in respect of need is set out in Appendix S of those representations in report Employment Led Development of a Garden Village Community – prepared by Macmullen Associates March 2020 which demonstrates the success of Stanmore Business Park and the need for existing businesses to grow. An addendum to this report has been prepared by Macmullen Associates October 2020 to provide an updated position on occupation of the business park and alternative locations for employment in Bridgnorth (Appendix 2). It confirms the business park is running at capacity with sites refurbished as they become available before being re-let.

In respect of the new use class E(g) that supersedes B1, there are uses that would fall into E(g) (i) offices (ii) Research and development (iii) light industrial on site already, for example, there are a couple of firms who undertake ultra-precision measuring and calibrating, an office use. Such uses are complementary to the engineering and the advanced manufacturing businesses on site. The existing uses are therefore in class E (g), B2, B8 and Sui Generis uses such that whilst the new employment allocation at P58a and STC002 will be focused towards the engineering and advanced manufacturing sectors, there needs to be the opportunity to complement or allow the existing employment base in all use classes to grow and to respond to market changes.

Shropshire Economic Development Needs Assessment (EDNA) interim report December 2020 prepared by Lichfield's on behalf of Shropshire Council shows the employment sector is predicted to undergo structural changes over the plan period with growth and decline in job sectors in Shropshire that in all scenarios forecast a workforce change with growth in office and light industrial class E(g), a fall in B2 and a near neutral position in B8. This is however Shropshire wide. Therefore, to allow for market changes and give the employment land at Stanmore the best chance of delivering employment over the plan period, the use classes should be kept as broad as possible.

In addition, there may be some long-term shift in working patterns as a result of the Coivd-19 pandemic that are not yet evident but may become established over the plan period and a flexible and responsive policy is the best option to ensure delivery.

(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.

Office Use Only	Part A Reference:
Office osc offiy	Part B Reference:

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.

The first paragraph of the policy for each site should be amended with the addition as follows:

'Development will be within primary use classes B2, B8 and will include uses within class E(g) (i) (ii) and (iii), together with appropriate sui generis uses. It will be targeted towards the engineering and advanced manufacturing sectors to complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy.

(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)
$\overline{\mathbf{V}}$	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:

,	
It is too complex to deal with in writing.	

(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:	23/02/2021
			

Office Use Only	Part A Reference:
Office osc Offiy	Part B Reference:



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Name an	d Organisation:	Star	nmore Consorti	um			
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√ Regul	ation 19: Pre-Su	bmissi	on Draft of the	Shropshi	re Local Plan		
Susta Local	inability Appraisa Plan	al of th	e Regulation 19	9: Pre-Su	bmission Dra	aft of the Shr	ropshire
Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan (Please tick one box)							
Q2. To wh	ich part of the	docu	ıment does t	his repr	resentatio	n relate?	
Paragraph:	P	olicy:	Policy 3.1 Schedule (ii) Employment Allocations: Bridgnorth Principal Centre Land adjacent Hickman Road, Stanmore Industrial Estate (STC002)	Site:		Policies Map:	Click or tap here to enter text.
_	u consider the e Local Plan is	_	ılation 19: P	re-Subn	nission Dr	aft of the	
A. Legally compliant			Yes:		No:		
B. Sound				Yes:		No: 🔽	
C. Compliant with the Duty to Co-operate (Please tick as appropriate).				Yes: [No:	

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

The allocation of the employment sites at Stanmore are supported as they are necessary extensions to the Stanmore Business Park (formerly Industrial Estate).

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In addition, there may be some long-term shift in working patterns as a result of the Coivd-19 pandemic that are not yet evident but may become established over the plan period and a flexible and responsive policy is the best option to ensure delivery.

(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.

Office Use Only	Part A Reference:	
Office ose Offiy	Part B Reference:	

The first paragraph of the policy for each site should be follows: 'Development will be within primary use classes B2, B8 <u>E (g) (i) (ii) and (iii), together with appropriate sui generise the engineering and advanced manufacturing sectors to on the existing Industrial Estate and contribute towards Economic Growth Strategy.</u>	and will include uses. It will be complement the	e uses within class e targeted towards e employment offer
(Please continu	ue on a separat	e sheet if necessary)
Please note: In your representation you should provide such supporting information necessary to support your representation(s). You should not assume that you will have a submissions.	ccinctly all the e	vidence and uggested
After this stage, further submissions may only be mad based on the matters and issues he or she identifies for		
Q6. If your representation is seeking a modificati Submission Draft of the Shropshire Local Plan, do participate in examination hearing session(s)?	you conside	r it necessary to
Please note that while this will provide an initial indication of session(s), you may be asked at a later point to confirm you	•	
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	on(s), please	outline why
you consider this to be necessary:		
It is too complex to deal with in writing.		
(Please continue Please note: The Inspector will determine the most appropriate who have indicated that they wish to participate in heat to confirm your wish to participate when the Inspector has it examination	riate procedure aring session(s)	. You may be asked
Signature:	Date:	23/02/2021

Office Use Only

Part A Reference:



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Part B: Representation							
Name and Organ	Name and Organisation: Stanmore Consortium						
Q1. To which do	cument d	oes thi	is repres	entatio	n relate?		
Regulation 19	: Pre-Subn	nission l	Oraft of the	Shropsh	nire Local Plar	1	
Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan							
	Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan						
(Please tick one box)							
Q2. To which part of the document does this representation relate?							
Paragraph:	Pol	licy: o	chedule 3.1 (iii) and West f Tasley arden illage, ridgnorth	Site:		Policies Map:	Click or tap here to enter text.
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:							
A. Legally complia	ant			Yes:		No:	
B. Sound				Yes:		No: 🗹	
C. Compliant with (Please tick as ap	•	•	erate	Yes:		No:	

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

west of Tasley identified as the p justified or effective as the evide	roposed Potential Futu nce base does not supp nt the reasonable alter ations to the Regulatior	
	(0)	1:
OF Disease set out the modi	•	ntinue on a separate sheet if necessary)
Regulation 19: Pre-Submiss		sider necessary to make the ropshire Local Plan legally
_		ompliance or soundness matters
you have identified at Q4 ab		
	hy each modification wi gally compliant or sound	ll make the Regulation 19: Pre-Submission d. It will be helpful if you are able to put
Land West of Tasley Garden Villa		
Future Development at Stanmon	e Garden Village (BRDC	032) (part) 33 ha should be allocated.
	(5)	
		ntinue on a separate sheet if necessary)
Please note: In your representation supporting information necessary		
modification(s). You should not a		, 55
submissions.		
		made if invited by the Inspector,
based on the matters and issu	es ne or sne identifie	es for examination.
Q6. If your representation is	s seeking a modific	cation to the Regulation 19: Pre-
	-	do you consider it necessary to
participate in examination h		
session(s), you may be asked at a		on of your wish to participate in hearing
No, I do not wish to partic	•	
S response mention to particle		(5)
Yes, I wish to participate	in hearing session(s)	
(Please tick one box)		
	_	ession(s), please outline why
you consider this to be nece	essary:	
	Office Use Only	Part A Reference:

(Please continue Please note: The Inspector will determine the most appropriate who have indicated that they wish to participate in he to confirm your wish to participate when the Inspector has it examinatio	oriate procedure aring session(s)	. You may be asked
Signature:	Date:	23/02/2021



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Pa	Part B: Representation							
N	Name and Organisation: Stanmore Consortium							
Q1.	To wh	ich docum	ent does	this repres	entatio	n relate?		
	Regul	ation 19: Pre	-Submissio	on Draft of the	Shropsh	nire Local Plar	1	
\checkmark	Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan							
	Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan (Please tick one box)							
Q2.	Q2. To which part of the document does this representation relate?							
Para	graph:	Click or tap here to enter text.	Policy:	Chapter 10 Regulation 19 Pre- submission Draft Plan - Table 10.1	Site:		Policies Map:	Click or tap here to enter text.
_	Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:							
Α.	Legally	compliant			Yes:		No:	
В.	Sound				Yes:		No: 🗹	
	-	iant with the ck as approp	-	-operate	Yes:		No:	

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

See Stanmore Consortium representations to the Regulation 18 Pre-Submission Draft Plan (Appendix 1 of the submitted representations document) as comments in respect of limitations of methodology on proximity to employment and assessment of heritage assets are still relevant and no changes have been made to the Appraisal.

In addition, Table 10.1 Assessment Matrix for the Regulation 19 SA of Sites Criteria 13 and 14 (heritage) do not match the site-specific assessments in the Annex D Bridgnorth and the criteria are different to the earlier Regulation 18 assessment. As there is no text to suggest the criteria assessment has been purposely amended, it is thought Table 10.1 has been altered in error. This needs amendment or clarification as to why it has changed.

If Table 10.1 criteria 13 and 14 have been changed purposefully and Annex D site specific assessment is incorrect, then Stanmore Consortium object.

As shown in Table 10.1 criteria 13 would mean a listed building within a site would not be recorded; criteria 14 would only record the top two grades of listed buildings, ie a grade Il listed building would not be recorded; and the buffer has changed.

(Please continue on a separate sheet if necessary)

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Table 10.1 should be amended and site-specific assessments amended as a consequence.

To address SO6: Reduce the need of people to travel by car, Criteria No. 5 or 6 should be amended to add to 'site boundary within 480m of a protected employment site'

To address SO15: Conserve and enhance features and areas of heritage value and interest, Criteria No. 13 and 14 should be amended to reflect significance, not distance. Criteria 13 and 14 to be corrected with reference to listed buildings and grade II listed buildings.

(Please continue on a separate sheet if necessary)

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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	Γ			No, I	do not	wish to	participa	ate in hea	ring sess	sion(s
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Office Use Only	Part A Reference:
Office Use Only	Part B Reference:

$\overline{\checkmark}$	Yes, I wish to participate in hearing session(s)	
	(Please tick one box)	
_	you wish to participate in the hearing session(s), please onsider this to be necessary:	e outline why
It is t	too complex to deal with in writing.	
	(Please continue on a separate	sheet if necessary)
those ı	e note: The Inspector will determine the most appropriate procedure who have indicated that they wish to participate in hearing session(s) firm your wish to participate when the Inspector has identified the ma	to adopt to hear You may be asked
Signat	ure: Date:	23/02/2021
	-	



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\checkmark	Regul	ation 19: Pr	e-Submiss	ion Draft of the	Shropsl	hire Local Plan	l		
	Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan								
	Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan								
	(Please tick one box)								
Q2.	Q2. To which part of the document does this representation relate?								
Para	ngraph:		Policy:	Policy 3.1 – Development Strategy: Bridgnorth Principal Centre	Site	:	P	olicies Map:	Click or tap here to enter text.
_	_	u consider e Local Pla	_	ulation 19: P	re-Sub	mission Dr	aft o	f the	
	_	compliant	_		Yes:		No:		
В.	Sound				Yes:		No:	\checkmark	
	•	iant with the	•	o-operate	Yes:		No:		

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

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	(Please co	ntinue on a separate sheet if necessary)
Regulation 19: Pre-Submiss	ion Draft of the Sh pect of any legal co	sider necessary to make the ropshire Local Plan legally ompliance or soundness matters
Please note that non-compliance wit examination. You will need to say w	h the duty to co-operat hy each modification wi gally compliant or sound	ll make the Regulation 19: Pre-Submission d. It will be helpful if you are able to put
<u> </u>	ing a strategy to dire	north and the constraints of the town ect growth and identify a deliverable
•		housing; addressing the imbalance cess to community facilities and open
	plain; the landscape s	ensitivity to the north and south west; d the Green Belt to the east.
		a deliverable allocation for a garden the constraints of the settlement.
Please note: In your representat supporting information necessary modification(s). You should not as submissions.	ion you should provide to support your repres	entation and your suggested
After this stage, further submi based on the matters and issu		nade if invited by the Inspector, es for examination.
	opshire Local Plan,	cation to the Regulation 19: Predo you consider it necessary to
session(s), you may be asked at a	later point to confirm	
No, I do not wish to partic	ipate in hearing sessio	n(s)
Yes, I wish to participate i (Please tick one box)	n hearing session(s)	
	Office Use Only	Part A Reference:
	Office Use Only	

you consider this to be It is too complex to deal v				
	(Ple	ase continue or	n a separate	sheet if necessary)
Please note: The Inspecto those who have indicated to to confirm your wish to par examinatio	hat they wish to parti	cipate in hearin	g session(s)). You may be asked
	_			
Signature:			Date:	23/02/2021
-	_			

Office Use Only	Part A Reference:
Office Use Only	Part B Reference:



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Name and Organisation:			n: Stan	Stanmore Consortium				
Q1.	Q1. To which document does this representation relate?							
\checkmark	Regu	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan						
	Susta Local		aisal of the	Regulation 1	l9: Pre-S	ubmission Dr	aft of the Shropshire	
		ats Regulation oshire Local Pla		nent of the Re	egulation	19: Pre-Subi	mission Draft of the	
	(Plea	se tick one bo	x)					
Q2.	. To wh	ich part of t	the docu	ment does	this rep	oresentatio	n relate?	
Para	Paragraph: Policy: SP2 part 3 - Strategic Approach Site: Policies Map:							
	_	u consider t		lation 19: I	Pre-Sub	mission D	raft of the	
	Shropshire Local Plan is:							
A. Legally compliant Yes: Mo: Mo:					No: L			
B. Sound Ye				Yes:	$\overline{\checkmark}$	No:		
	C. Compliant with the Duty to Co-operate Yes: No: (Please tick as appropriate).							

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Support					
	•	ntinue on a separate sheet if necessary)			
Q5. Please set out the modif Regulation 19: Pre-Submissi					
_		ompliance or soundness matters			
you have identified at Q4 abo					
Please note that non-compliance with					
		ll make the Regulation 19: Pre-Submission d. It will be helpful if you are able to put			
forward your suggested revised word					
Support					
	(Please co	ntinue on a separate sheet if necessary)			
Please note: In your representati					
supporting information necessary t modification(s). You should not as		, 55			
submissions.	sume that you will ha	vearuriner opportunity to make			
After this stage, further submis	ssions may only be i	nade if invited by the Inspector,			
based on the matters and issue					
O6. If your representation is	seeking a modific	cation to the Regulation 19: Pre-			
- -	_	do you consider it necessary to			
participate in examination he					
•		on 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)					
	_	ession(s), please outline why			
you consider this to be neces	ssary:				
	Office Use Only	Part A Reference:			

(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.					
Signatur	Date:	23/02/2021			



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: Stanmore Consortium							
Q1. To which document does this representation relate?							
Regulation 19: Pre-Sub	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan						
Sustainability Appraisa Local Plan	Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan						
Habitats Regulations As Shropshire Local Plan	ssessment of the Reg	ulation :	19: Pre-Subn	nission Draft of the			
(Please tick one box)							
Q2. To which part of the	document does t	his rep	resentatio	n relate?			
Paragraph: Policy: SP2 Part 5 - Strategic Approach Policies Map:							
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:							
A. Legally compliant Yes: No:							
B. Sound Yes: Vo: No:							
C. Compliant with the Duty to Co-operate Yes: No: (Please tick as appropriate).							

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Support					
	•	ntinue on a separate sheet if necessary)			
Q5. Please set out the modif Regulation 19: Pre-Submissi					
_		ompliance or soundness matters			
you have identified at Q4 abo					
Please note that non-compliance with					
		ll make the Regulation 19: Pre-Submission d. It will be helpful if you are able to put			
forward your suggested revised word					
Support					
	(Please co	ntinue on a separate sheet if necessary)			
Please note: In your representati					
supporting information necessary t modification(s). You should not as		, 55			
submissions.	sume that you will ha	vearuriner opportunity to make			
After this stage, further submis	ssions may only be i	nade if invited by the Inspector,			
based on the matters and issue					
O6. If your representation is	seeking a modific	cation to the Regulation 19: Pre-			
- -	_	do you consider it necessary to			
participate in examination he					
•		on 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)					
	_	ession(s), please outline why			
you consider this to be neces	ssary:				
	Office Use Only	Part A Reference:			

(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:	23/02/2021			



Representation Form

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Part B: Representation								
Name and Organisation:			n: Stan	Stanmore Consortium				
Q1.	Q1. To which document does this representation relate?							
\checkmark	Regu	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan						
	Susta Local		aisal of the	Regulation 1	l9: Pre-S	ubmission Dr	aft of the Shropshire	
		ats Regulation oshire Local Pla		nent of the Re	egulation	19: Pre-Subi	mission Draft of the	
	(Plea	se tick one bo	x)					
Q2.	. To wh	ich part of t	the docu	ment does	this rep	oresentatio	n relate?	
Para	Paragraph: Policy: SP2 part 3 - Strategic Approach Site: Policies Map:							
	_	u consider t		lation 19: I	Pre-Sub	mission D	raft of the	
	Shropshire Local Plan is:							
A. Legally compliant Yes: Mo: Mo:					No: L			
B. Sound Ye				Yes:	$\overline{\checkmark}$	No:		
	C. Compliant with the Duty to Co-operate Yes: No: (Please tick as appropriate).							

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Support					
	•	ntinue on a separate sheet if necessary)			
Q5. Please set out the modif Regulation 19: Pre-Submissi					
_		ompliance or soundness matters			
you have identified at Q4 abo					
Please note that non-compliance with					
		ll make the Regulation 19: Pre-Submission d. It will be helpful if you are able to put			
forward your suggested revised word					
Support					
	(Please co	ntinue on a separate sheet if necessary)			
Please note: In your representati					
supporting information necessary t modification(s). You should not as		, 55			
submissions.	sume that you will ha	vearuriner opportunity to make			
After this stage, further submis	ssions may only be i	nade if invited by the Inspector,			
based on the matters and issue					
O6. If your representation is	seeking a modific	cation to the Regulation 19: Pre-			
- -	_	do you consider it necessary to			
participate in examination he					
•		on 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)					
	_	ession(s), please outline why			
you consider this to be neces	ssary:				
	Office Use Only	Part A Reference:			

(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:	23/02/2021				



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: Representation							
Name and Organisation:	Stanmore Consortium						
Q1. To which document does this representation relate?							
Regulation 19: Pre-Sub	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan						
Sustainability Appraisa Local Plan	Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan						
Shropshire Local Plan	ssessment of the Regulation 19: Pre-Submission Draft of the						
(Please tick one box)							
Q2. To which part of the	document does this representation relate?						
Paragraph: Policy: Policy: Site: Policies Map: Policies Policies							
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:							
A. Legally compliant Yes: No:							
B. Sound	Yes: No: 🗹						
C. Compliant with the Duty (Please tick as appropriate							

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

(Appendix 1 of the submitted rep	presentations document offective. The policy s	ion 18 Pre-Submission Draft Plan ent) remain relevant and the plan is hould recognise the contribution of earbon economy.					
	•	ntinue on a separate sheet if necessary)					
Q5. Please set out the modif Regulation 19: Pre-Submissi compliant and sound, in resp you have identified at Q4 abo	ion Draft of the Sh pect of any legal c						
Please note that non-compliance with examination. You will need to say wh	h the duty to co-operat ny each modification wi gally compliant or soun	ll make the Regulation 19: Pre-Submission d. It will be helpful if you are able to put					
	opment should be look commuting patterns;	r of means including: cated so as to reduce the distance and housing should be located close					
(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.							
Submission Draft of the Shroparticipate in examination he	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)?						
session(s), you may be asked at a	later point to confirm						
✓ No, I do not wish to partici	ipate in hearing sessio	n(s)					
Yes, I wish to participate in (Please tick one box)	n hearing session(s)						
		ession(s), please outline why					
you consider this to be neces	ssai y i	Dowl A Doforce					
	Office Use Only	Part A Reference:					

(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:	23/02/2021			



Representation Form

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Pa	Part B: Representation											
Name and Organisation: Stanmore Consort						onsorti	ium					
Q1.	To wh	ich docum	nent (does	this re	prese	ntatio	on rel	ate?			
\checkmark	Regul	lation 19: Pr	e-Sub	missi	on Draft	of the	Shrops	shire Lo	ocal Pla	n		
	Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan											
	Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan (Please tick one box)											
Q2.	To wh	ich part o	f the	docı	ıment (does t	his re	prese	entatio	on rel	ate?	
Para	graph:		Po	olicy:	Policy Sustair Develo	nable	Sit	e:		F	Policie: Map	
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:												
Α.	Legally	compliant					Yes:			No:		
В.	Sound						Yes:	$\overline{\mathbf{V}}$		No:		
C. Compliant with the Duty to Co-operate Yes: No:												
(P	(Please tick as appropriate).											
Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.												
If you of the	ı wish to e Shrops	o support the	e legal	comp	liance or	soundi	ness of	the Re	gulation	19: Pi	re-Sub	mission Draft use this box to
		ortium suppo umption in f									and I	recognition

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 matte	ers
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.

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.
None
(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:
(Please continue on a separate sheet if necessary) Please note: The Inspector will determine the most appropriate procedure to adopt to bear

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	Part A Reference:
Office ose Offig	Part B Reference:

Signature:	Date:	23/02/2021
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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: Representation						
Name and Organi	sation: Sta	anmore Consort	ium			
Q1. To which document does this representation relate?						
Regulation 19	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan					
Sustainability Local Plan	Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan					
	Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan					
(Please tick one box)						
Q2. To which part of the document does this representation relate?						
Paragraph:	Policy	Policy SP5 - High Quality Design	Site:		Policies Map:	
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:						
A. Legally complia	nt		Yes:		No:	
B. Sound			Yes:	\checkmark	No:	
•	C. Compliant with the Duty to Co-operate Yes: No: (Please tick as appropriate).					

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

The Consortium support the delivery of high-quality design in new development to ensure the creation of better places; promote individual and community well-being; and enhance the way places are enjoyed and experienced by those who live, work or visit.

Stanmore Garden Community has a focus on high quality design and as a legacy landowner the Apley Estate have the ability to deliver above the standard. One of the principles that underpins Garden Communities is:

"Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities and including opportunities to grow food."

At Stanmore, the Apley Estate, as a legacy landowner can deliver through the use and the control of local and regional housebuilders, a vision with building design and features relating to locally distinctive development and bring innovative design that will positively contribute to the character, appearance and local identity of the area. It will be planned as a settlement with cohesive layout and design.

At Stanmore, the Consortium will create a real sense of place that will become the heart of the development. The Community Centre will be designed for traditional retail uses such as independent butchers, bakers and greengrocers selling local produce alongside a café and associated leisure and cultural facilities in buildings where building elevations respond to their surroundings and position within the settlement.

Stanmore is committed to the principles of Garden Village design and has recruited the renowned authority on such developments, Lord Matthew Taylor, as a principal adviser on the scheme. He is involved in the delivery of a number of Garden Communities in the UK created by Government's Garden Communities programme.

The Consortium will adopt a strict Design Code which will be implemented to a high standard by local and regional housebuilders. It will deliver high quality housing to a phased masterplan.

The long-term involvement of the landowner brings the ability to powerfully enforce design quality, placemaking and planning throughout the life of the development.

Apley Estate is a respected Bridgnorth-based landowner. It has successfully managed the 8,500 acre estate over many decades. Apley will implement a Stewardship arrangement at Stanmore, for the benefit of the community.

The West Midlands Design Charter is fully supported and the Stanmore Consortium are fully committed to delivering high quality design.

(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.

Office Use Only	Part A Reference:
Office ose offing	Part B Reference:

None		
(Please contin	ue on a separat	e sheet if necessary)
Please note: In your representation you should provide such supporting information necessary to support your representation modification(s). You should not assume that you will have a submissions.	ation and your s	uggested
After this stage, further submissions may only be made based on the matters and issues he or she identifies for		
Q6. If your representation is seeking a modificati Submission Draft of the Shropshire Local Plan, do participate in examination hearing session(s)?		
Please note that while this will provide an initial indication or	•	
session(s), you may be asked at a later point to confirm you		ticipate.
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 sessi	on(s), please	e outline why
you consider this to be necessary:		1
(0)		
Please note: The Inspector will determine the most appropriate who have indicated that they wish to participate in heat to confirm your wish to participate when the Inspector has it examination	riate procedure aring session(s)	. You may be asked
]	1
Signature:	Date:	26/02/2021
<u> </u>	1	

Office Use Only	Part A Reference:
Office osc offin	Part B Reference:

Shropshire Council: Shropshire Local Plan



Representation Form

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Part B: Repre	eser	ntati	on				
Name and Organisa	ation:	Stan	more Consort	ium			
Q1. To which docu	ment	does	this represe	entatio	n relate?		
Regulation 19: I	Pre-Sul	omissio	on Draft of the	Shropsh	nire Local Plar	٦	
Sustainability A Local Plan	Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan						
Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan (Please tick one box)							
Q2. To which part	of the	docu	ment does	this rep	oresentatio	n relate?	
Paragraph:	P	olicy:	Policy SP11 (previously DP25) – Green Belt and Saguarded Land 3.96 – 3.100	Site:		Policies Map:	Click or tap here to enter text.
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:							
A. Legally complian	t			Yes:		No:	
B. Sound				Yes:		No: 🔽	
C. Compliant with the Duty to Co-operate Ye (Please tick as appropriate).				Yes:		No:	

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Policy SP11 was previously Policy DP25, the change from a development management policy to a strategic policy is supported.

Stanmore Consortium representations to the Regulation 18 Pre submission Draft Plan Policy DP25 (Appendix 1 of the submitted representations document) remain relevant and the plan is unsound. It is not justified as the evidence base is defective for the reasons set out.

The Green Belt Study methodology needs revising as set out and such revision could result in different outcomes as Stanmore Consortium consider Stanmore Garden Village does not cause the level of harm to Green Belt as the Study concludes. As a result, Stanmore Garden Village should be released from Green Belt, not just Stanmore employment allocation as proposed.

(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.

Revised methodology of the Green Belt Study and the release of Stanmore Garden Village from the Green Belt. Consequential Modification to Table SP11.1 Green Belt Release by Location and Type to include Stanmore Garden Village which is includes the Stanmore employment allocation as follows:

Table SP11.1: Green Belt Release by Location and Type							
Location	Housing (ha)	Mixed Use (ha)	Employment (ha)	Strategic Site (ha)	Safeguarded Land (ha)	Total (ha)	
Stanmore Garden Village (Bridgnorth)		70			33	103	
Stanmore (Bridgnorth)			11.4			11.4	

(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)
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Office Use Only	Part A Reference:
Office ose offig	Part B Reference:

(Please tick one box)			
Q7. If you wish to participate in the	hearing session(s)	, please	e outline why
you consider this to be necessary:			
It is too complex to deal with in writing.			
	(Please continue on a	•	_
Please note: The Inspector will determine those who have indicated that they wish to			
to confirm your wish to participate when the			
examination.			
Γ			
Signature:		Date:	23/02/2021
_			

Office Use Only

Part A Reference:

Shropshire Council: Shropshire Local Plan



Representation Form

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Part B: Represei	ntation				
Name and Organisation:	Stanmore Consor	tium			
Q1. To which documen	t does this repres	sentation	relate?		
Regulation 19: Pre-Su	ubmission Draft of th	e Shropsh	ire Local Plar	1	
Sustainability Apprais Local Plan	al of the Regulation	19: Pre-Su	ubmission Dra	aft of the Shi	ropshire
Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan (Please tick one box)					
Q2. To which part of the	e document does	this rep	resentatio	n relate?	
Paragraph:	Policy SP12 - Ecoonomic Growth (previously SP10)	Site:		Policies Map:	Click or tap here to enter text.
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:					
A. Legally compliant		Yes:		No:	
B. Sound		Yes:	\checkmark	No:	
C. Compliant with the Dut		Yes:		No:	

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

The aims and objectives of Policy SP12 are appropriate and are supported. Bridgnorth, a Principal Centre, is well placed geographically to attract inward investment and meet economic needs. It has a high level of sustainability with a vast range of services and facilities that makes it a suitable location for growth.
(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.
(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: Part A Reference:
Tall A Nel el e

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(Please note: The Inspector will determine the those who have indicated that they wish to part to confirm your wish to participate when the Insexamination.	icipate in hearing session(s). You may be asked
Signature:	Date:

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.

Part B: Represer	ntation				
Name and Organisation:	Stanmore Consorti	um			
Q1. To which document	does this represe	entation re	elate?		
Regulation 19: Pre-Sul	bmission Draft of the	Shropshire l	Local Plan		
Sustainability Appraisa Local Plan	of the Regulation 19	9: Pre-Subm	nission Draft of the Shr	opshire	
Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan (Please tick one box)					
Q2. To which part of the	document does t	his repres	sentation relate?		
Paragraph: P	Policy SP13 - Delivering Sustainable olicy: Growth and Enterprise (previously SP11)	Site:	Policies Map:	Click or tap here to enter text.	
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:					
A. Legally compliant		Yes:	No:		
B. Sound		Yes:	No: 🗹		
C. Compliant with the Duty	/ to Co-operate	Yes:	No:		
(Please tick as appropriate).					

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Policy SP13 was previously Policy SP11 in the Regulation Pre-Submission Draft Plan and now appears in a slightly amended form as Policy SP13. Stanmore Consortium representations to Policy SP11 of the Regulation 18 Plan (Appedix 1 of the submitted representations document) remain relevant.

The inclusion of updated employment use classes to reflect the change in the Use Classes Order 1987 (as amended) is supported and needs to be followed through to policy site allocations.

However, as a result of amendments, the employment policies in SP12, SP13 and SP14 together, have become overcomplicated and repetitive with the likely effect to deter employment development as there are so many strands of policy to navigate through for a development to be supported. The polices together need clarity on what they actually relate to, for example, they conflate a strategy to select sites to allocate, guiding development on allocated sites and consideration of sites not allocated. A simplified approach would be welcomed that will allow employment growth to flourish.

The Council's approach makes the plan unsound as the policies are not effective and delivery of employment sites may be unintentionally hindered as a result

(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.

The Strategy should set out the key issues for Bridgnorth in relation to delivering sustainable economic growth, Policy SP13 needs to be simplified which will allow encourage and direct development direct to meet the identified need.

There should be recognition within the policy that development falling within new Use Class E(g) are suitable in particular uses that would fall into E(g) (i) offices (ii) Research and development (iii) light industrial on site already.

(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)?

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Office ose offig	Part B Reference:

	e note that while this will pr n(s), you may be asked at			
$\overline{\checkmark}$	No, I do not wish to parti	·		,
\Box	Yes, I wish to participate	in hearing session(s)		
	(Please tick one box)			
	f you wish to participa onsider this to be nece		ession(s), please	e outline why
those to con	e note: The Inspector will who have indicated that the firm your wish to participa ination.	determine the most app ey wish to participate ir	oropriate procedure n hearing session(s)	. You may be asked
Signat	ure:		Date:	23/02/2021
		Office Use Only	Part A Reference	ce:

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.

Part B: Representation						
Name and Organisation:	Stanmore Consortium					
Q1. To which document does this representation relate?						
Regulation 19: Pre-Submission Draft of the Shropshire Local Plan						
Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan						
Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan (Please tick one box)						
Q2. To which part of the document does this representation relate?						
Paragraph: F	Policy SP14 - Strategic Corridors (Previously DP9)	Site:		Policies Map:	Click or tap here to enter text.	
Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:						
A. Legally compliant		Yes:		No:		
B. Sound		Yes:	V	No:		
C. Compliant with the Duty to Co-operate (Please tick as appropriate).		Yes:		No:		

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Stanmore Consortium support Bridgnorth being within the eastern belt strategic corridor as a recognised location to attract inward investment and support growth.						
By way of comment, the policy is however considered to be over complicated and should focus on the allocated sites.						
(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.						
N/A						
(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) O7. If you wish to participate in the bearing session(s), please outline why						
Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:						
Part A Reference:						

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(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:	23/02/2021			