

ID 10

SHROPSHIRE LOCAL PLAN EXAMINATION

Representor unique Part A Ref *	A0609
Matter	6
Relevant questions nos	8

Stage 1 Hearing Statement

*Your unique reference can be found in the Schedule of Respondents (Schedule 3 of document SD014.01) at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-library/earlier-regulation-18-plan-making-stages-of-consultation/regulation-19-pre-submission-draft-of-the-shropshire-local-plan-consultation/>

Hearing Statement – Matter 6 Green Belt and Safeguarded Land (Policy SP11)

Pegasus Group on behalf of Taylor Wimpey (UK) Limited.
Tasley Garden Village, Bridgnorth

Date: June 2022 | Rep ID: A0609 | Pegasus Ref: P20_1800_RO09v1_PL_MAN_KR_JB

Author: Kate Roberts and Jonathan Burns





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1. Introduction

- 1.1. Pegasus Group have been instructed on behalf of their client, Taylor Wimpey (UK) Limited, to prepare Statements in respect of their land interests at Tasley Garden Village, Bridgnorth. Tasley Garden Village is identified as an allocation with the draft Shropshire Local Plan as a comprehensive mixed use sustainable urban extension (BRDO30), identified under Policy S3 – Bridgnorth Place Plan Area.
- 1.2. This Statement deals with Matter 6 Green Belt and Safeguarded Land (Policy SP11), which addresses the following issue:

Issue – Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national planning policy in relation to the overall approach to the Green Belt?



2. Matter 6: Questions

2.1. The following provides a response to some of those questions identified in the Stage 1 Matters, Issues and Questions document (ID7). These are dealt with in the order that they appear within ID7.

8. Do the exceptional circumstances, as required by paragraph 136 of the Framework, exist to justify the Local Plan's proposed removal of land from the Green Belt, including safeguarded land?

2.2. Our previous representations set out why we do not consider exceptional circumstances to exist to release land from the Green Belt around Bridgnorth. These previous comments remain relevant, and we do not seek to repeat them here.

2.3. However, since we submitted our regulation 19 representations in February 2021, the Marches Centre of Manufacturing and Technology (MCMT) has closed at Stanmore Business Park. The MCMT closed in July 2021 and this facility has now been relocated to Telford¹.

2.4. This is relevant as paragraphs 7.69 and 7.82 of the Exceptional Circumstances Paper (EVO51) references the MCMT and its role in creating a; 'centre of excellence for engineering and advanced manufacturing' within the exceptional circumstances case for the release of Green Belt land around Bridgnorth. Given that the MCMT no longer exists on the site, the justification for the approach and the exceptional circumstances has been significantly altered since the preparation of the draft Local Plan.

2.5. In addition to this, whilst the Exceptional Circumstances Paper (EVO51) provides comment on demand and availability of units with Stanmore Business Park, there is no evidence presented on historic occupancy data from which one could better understand whether the current level of available floorspace is just representative of a typical churn of floorspace, which sees new occupiers taking floorspace that others have vacated. Given this is a significant part of the case for exceptional circumstances, it is key to properly understand this position.

¹ <https://www.shropshirestar.com/news/business/2021/07/01/major-engineering-and-training-facility-to-move-from-bridgnorth-to-telford/>

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Manchester

Queens House, Queen Street,
Manchester, M2 5HT
T 0161 3933399
E Manchester@pegasusgroup.co.uk
Offices throughout the UK & Ireland

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