

**SHROPSHIRE COUNCIL**  
**EXAMINATION OF THE SITE ALLOCATIONS & MANAGEMENT OF DEVELOPMENT**  
**(SAMDev) PLAN**

**Protected Employment Site**

**Inspector's additional questions to the Council**

Policy MD9 of the SAMDev Plan protects 'existing employment areas'. Land between the A5124 and Battlefield Brook is identified as protected employment land on the Policy Map (Shrewsbury Area - Inset 1).

Further to discussions at the hearing sessions relating to employment in Shrewsbury, I have some concerns about the inclusion of this land as part of an 'existing employment area'. In short, I wish to establish the status of this land.

Is it existing employment land that can be safeguarded?

I understand that this land was not allocated as employment land in the Shrewsbury and Atcham Local Plan.

I understand that there was an outline planning permission that included this land. However this has since expired. No subsequent application for approval of reserved matters was made although full applications for developments were made on other parts of the land that was subject to the outline planning permission. It was agreed that no extant planning permission now exists.

Some extensive engineering works have been carried out to the land. It was agreed at the hearing that these were substantially completed more than four years ago and are now immune from any enforcement action.

Were these works carried out lawfully?

What are the implications of these works for the lawful use of the site?

Core Strategy Policy CS14 relates to the managed release of employment land and a requirement to maintain a portfolio of employment land and premises. It was put to me at the hearing that the land in question meets the definition of "readily available land."

Is this of any relevance to the existing status of the land?

If the land is not existing employment land that can be protected, its inclusion in the SAMDev Plan as part of a Protected Employment site would appear not be justified.

If this is the case, but the Council nevertheless maintain that the land should be allocated for employment purposes, what assessments have been carried out to establish the suitability of the site for employment purposes, particularly having regard to its proximity to the historic Battlefield 1403 and any ecological interests on or close to the site?

A response to these questions by 16 January 2015 would be appreciated.

**The Inspector has extended the response date to 2 March 2015.**

Claire Sherratt  
Inspector

5 January 2015