

## Your Town, Your Choice Your Vote!



On Thursday 15th September 2016 you will be asked to vote 'yes' or 'no' to the following question:  
**Do you want Shropshire Council to use the Neighbourhood Plan for Shifnal to help it decide planning applications in the neighbourhood area?**

### Why is it important to vote?

The Plan is based on consultation and discussion with residents, young people, businesses and local organisations in Shifnal.

If more than 50% of those voting in the referendum vote 'yes' then Shropshire Council must use the Neighbourhood Plan policies when considering planning applications for any proposed development or change of use to any land or buildings in the Neighbourhood Plan area which is the Shifnal Parish.

### How to vote?

You will receive a polling card which will tell you where to go and vote on Thursday 15th September. Polling stations will be open from 7am to 10pm at:

- **Shifnal Senior Social Club**  
*Curriers Lane, TF11 8EQ*
- **Shifnal Town FC Social Club**  
*Newport Road, TF11 8BP*
- **Shifnal Village Hall**  
*Aston Street, TF11 8DW*

Or **use your postal vote** before 15th September 2016.

**This booklet provides a summary of the policies and the issues included in the plan based on what you told us matters for the future of Shifnal.**





## What is a Neighbourhood Plan?

A Neighbourhood Plan is about the use and development of land in the designated area, which is the Shifnal Parish. The Plan must be based on consultation with the local community and reflect the issues and priorities that they raise during the consultations held at various stages of the development of the Plan.

The Plan covers the period up to 2026 which is the same time period used by the Shropshire Council Development Plan. The Plan sets out a vision for the town as defined by local people and proposals in relation to the use of land and the provision of new infrastructure. For example, improvements to the highways and a new medical centre. This is to meet the priorities and concerns raised by local people because of the expansion of Shifnal town's population. The population will increase by over 40% due to a number of permissions granted for large scale residential developments shown in the white areas on the map opposite.

Details of the vision and the Plan's proposals can be read on the Neighbourhood Plan website along with the other background documents that were required as part of the plan process.

**You can see a copy of the Plan in the library in Shifnal or visit [www.shifnalplan.co.uk](http://www.shifnalplan.co.uk)**

The policies are all based on points the community raised with the Steering Group during the various consultations held during the Plan development.

## Does a Neighbourhood Plan have any clout?

Yes it does. Neighbourhood Plans are important documents with legal status and they have been used successfully, elsewhere in the country, to refuse some proposed developments and encourage the type of development that local people say they want - for example, a new medical centre.

The Plan contains policies on all the various land use issues that were raised by the community. When it is finally 'adopted' by Shropshire Council, who are the statutory planning authority for the area, the Shifnal Neighbourhood Plan will form part of the planning law that developers, and those making the decisions on planning applications, have to take into account when any developments are proposed in the Shifnal Parish.

You will see a summary of all the issues covered by the Plan in this booklet and highlighted on the Proposals Map.

## Who prepared the Neighbourhood Plan?

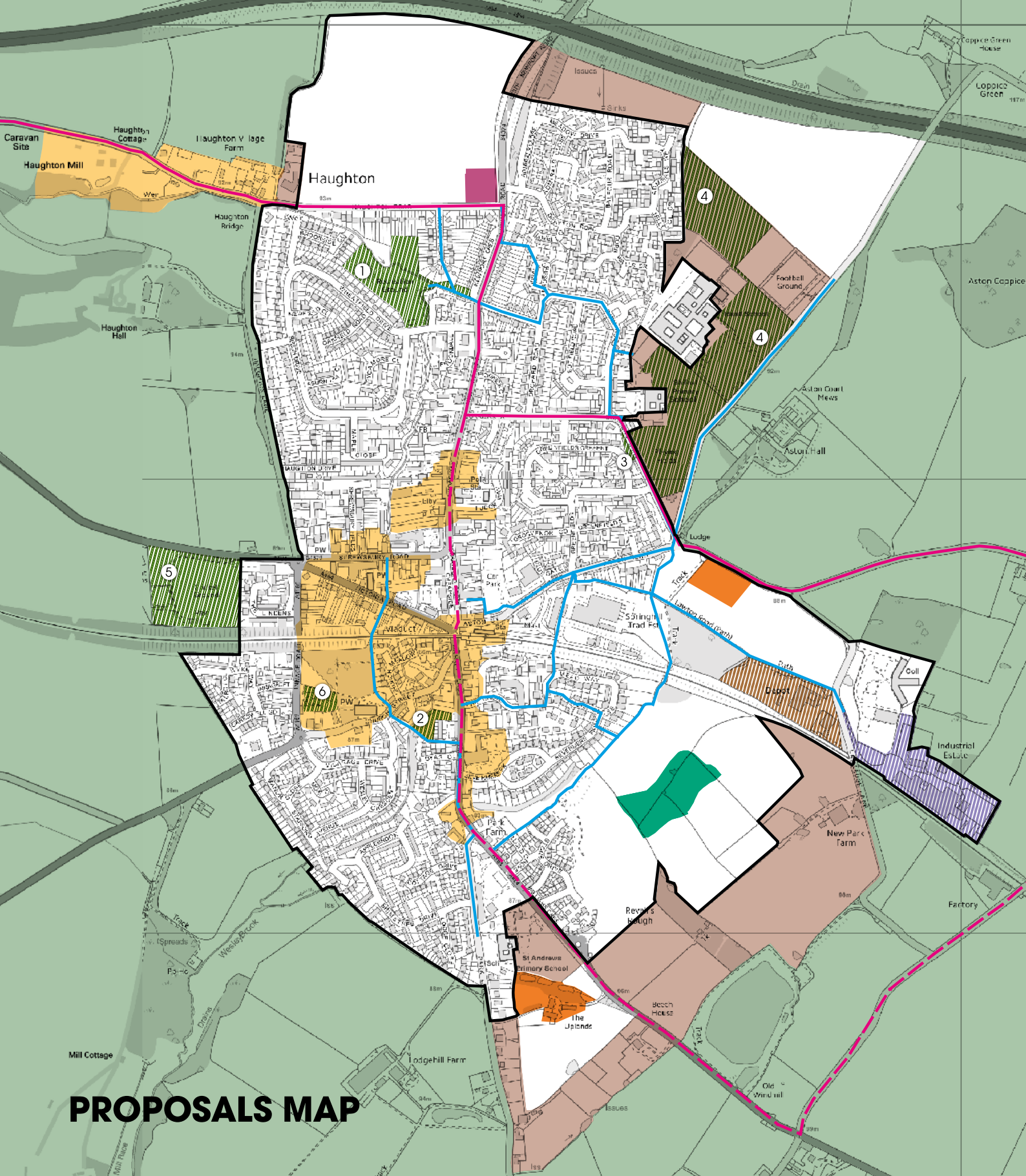
A small Steering Group with 4 community volunteers and 2 Town Councillors, the Mayor and Deputy Mayor, was set up by the Town Council to manage the process. The Steering Group carried out all the consultation events and discussions with residents, businesses, local and statutory organisations themselves but they were assisted by a planning consultant in the writing of the actual document.

The Steering Group has had to follow a process for the preparation of the plan set out by the government which, as highlighted above, must start by asking the community what its priorities are in the future for the town and must be concluded by asking the community to vote on the following question:

**Do you want Shropshire Council to use the neighbourhood plan for Shifnal to help it decide planning applications in the neighbourhood area?**

You can read the full version of the Plan at [www.shifnalplan.co.uk](http://www.shifnalplan.co.uk) or by requesting a printed copy from the Town Council Office at The Library, Broadway TF11 8AZ.





# PROPOSALS MAP

## Local Green Spaces Key:

- 1 Wheatfield Drive Recreation Area
- 2 Jubilee Park Play Area
- 3 Curriers Lane Play Area
- 4 Idsall School and Shifnal County Primary School Playing Fields
- 5 Cricket Ground
- 6 Millennium Sensory Garden

- Employment
- Protected Employment
- Safeguarded Land
- Conservation Area
- Care Home Locations
- Area for New Medical Facility

- Local Green Space
- Greenbelt
- New Town Park
- Walkway Routes
- Cycle Route 81
- Cycle Route Extension
- Settlement Boundary

Lodge Hill

Brimstree Hill



## THE GREEN BELT, THE SETTLEMENT BOUNDARY AND HOUSING

### How will the allocation of land for future development be managed?

Shifnal Town is the principal settlement within the Neighbourhood Plan area which is the Shifnal Parish. The town has boundaries drawn around it on the map. The Plan refers to the `Green Belt`, the `Settlement Boundary` and `Safeguarded Land` and these are all shown on the Proposals Map on the previous page. These planning terms need some explanation as to how they can be used when applications for new development are considered.

**Green Belt** - Shifnal is surrounded by the West Midlands Green Belt, which was set up by the Government many years ago and in relation to Shifnal protects the countryside between Shifnal and Telford and Shifnal and the West Midlands conurbation. There was overwhelming support in the consultation for the existing Green Belt boundary to be retained.

The Neighbourhood Plan says that there should not be any more development outside the existing Settlement Boundary in the plan period which is up to 2026.

**Settlement Boundary** - The Neighbourhood Plan proposals map shows the black line of the existing Settlement boundary for Shifnal. The Plan says any development up to 2026 should only be within this settlement boundary.

**Safeguarded Land** - is shown on the Proposals Map in light brown. This land has been allocated for future development post 2026. So there is some space to meet future local housing needs.

### Will Shifnal be having any more housing development?

The Neighbourhood Plan says that there should not be any more development outside the existing Settlement Boundary in the plan period which is up to 2026.

There may however be some development within this boundary. The Plan has therefore set out;

- criteria to encourage good quality design for any new housing so it is in keeping with the character and layout of the area.
- the need for more smaller dwellings, 1 and 2 bed units to meet housing need for older people and young people starting out on their adult life.
- support for the provision of Care Homes to meet the needs of an ageing population.







## TRANSPORT AND MOVEMENT

### What can be done about all traffic in and around the town?

The volume and speed of traffic and the need to improve safety for pedestrians was one of the most frequently raised issues of concern by residents (along with the need for a new medical centre). The Plan calls for;

- Improvements to the highways in the town centre and key junctions
- Walkway routes, with pedestrian crossings where necessary, to be established or existing walkways to be improved, from new and existing housing areas to schools, town centre, the station and medical centre.
- Improvements to the railway station for car and cycle parking and disabled access.
- Protection of the existing car parking in the town centre from development.

Shropshire Council Highways put forward proposals for a Transport and Movement Strategy for the town at an Exhibition in the Village Hall in December 2015. This included detailed proposals for a Town Centre Enhancement scheme, Strategic Walkway Routes, Pedestrian Crossings and other items. The exhibition boards can be seen on the Neighbourhood Plan website [www.shifnalplan.co.uk](http://www.shifnalplan.co.uk) in the Background and Evidence section.

Residents want to see the existing character of the town retained and where possible improved appropriately.

## CHARACTER AND CONSERVATION

### We want to keep the character of the town

Residents, old and new alike, want to see the existing character of the town retained and where possible improved appropriately. Improvements to the highways, will help to improve the use and environment in the town centre shopping area.

The Plan also recommends a number of other ways that the character of the town and the shops can be maintained in the future;

- Changes of use away from retail will not be permitted in the shopping area
- Shopfront signs will need to use traditional materials rather than plastic and be flush fitted.
- Proposals for the re-use or redevelopment of derelict or empty buildings are encouraged but must be done in way which is in keeping with the character of the conservation area.







## HEALTH, LEISURE AND THE ENVIRONMENT

### Shifnal needs a new medical centre

This issue was at the top of the list of priorities for most residents during the consultations for the development of the Neighbourhood Plan. The Plan has allocated the site for a new medical centre adjacent to the new housing development on Haughton Road at the corner with Newport Road.

### Protecting our leisure facilities and open spaces

Shifnal is not very well provided with areas of open space and leisure activities. Local people said that they valued these areas and wanted them to be maintained. The Plan has included policies which will provide for;

- The protection of existing leisure areas and green spaces as shown on the Proposals map.
- Proposals to provide new leisure facilities are supported and a new Town Park which is to be provided in the Thomas Beddoes Phase 2 housing area.
- Proposals for the development of a linear park utilising many of the smaller open space areas across the town is supported.

The Plan has allocated the site for a new medical centre adjacent to the new housing development on Haughton Road.

### Criteria to help reduce flood risk

Shifnal has suffered some severe flooding, the worst being in 2007. There are concerns that the new development will make this worse in the future, particularly for properties near the Wesley Brook which runs through the town.

There is a Partnership Group in Shifnal <http://www.sfpd.btck.co.uk/> who are working with the Environment Agency and others to alleviate the flood risk in the future.

The Neighbourhood Plan sets out criteria for any new development proposals to help reduce the overall level of flood risk.







## THE LOCAL ECONOMY

### Protecting employment premises and land

Shifnal has a history as a thriving market town with employment and trades being carried out locally. Residents have expressed their concern that it is becoming simply a commuter town. They said that existing employment opportunities for local people are important. Shifnal has good road and rail links to attract employment although there is strong competition locally from Telford.

Existing employment premises and land are protected by the Plan and new opportunities encouraged as follows;

- Proposed change of use of any existing employment premises or land will have to demonstrate clearly that use for employment is no longer viable.
- Small scale employment proposals will be supported by new building within the settlement boundary or conversion of existing buildings.
- There is a significant rural hinterland around Shifnal and no development will be permitted on the high grade agricultural land that surrounds the town unless it supports the existing agricultural activity.

Residents said that existing employment opportunities for local people are important. And Shifnal has good road and rail links.







## Where can I see the Shifnal Neighbourhood Plan?

The Neighbourhood Plan and all the supporting documents and background information and evidence can be seen on the website [www.shifnalplan.co.uk](http://www.shifnalplan.co.uk). A copy of the plan is available in the Library.

## Why a referendum?

The national regulations governing the process that must be followed for the preparation of a Neighbourhood Plan state that a community referendum must be held. The referendum will follow similar lines to local elections but it is about the community deciding its own future for their local town and surrounding area.



## Why do I need to vote?

This is your opportunity to "have your say". If over 50% of those who vote support the Plan then it will be adopted by Shropshire Council, who are the Statutory Planning Authority for the area, and the Neighbourhood Plan will then have legal status as part of planning law.

## How do I take part in the referendum?

You will receive a polling card through the post which will tell you where to go to vote on Thursday 15th September.

OR you will be able to use your postal vote if you normally have one for elections and referendums.

### Polling stations will be at:

- **Shifnal Senior Social Club, Curriers Lane**
- **Shifnal Town FC Social Club, Newport Road**
- **Shifnal Village Hall, Aston Street**

**Use your vote on Thursday  
15th September 2016.**

If you have any questions you can contact the Shifnal Town Council at their offices in the Library building on Broadway, Shifnal or by phone: 01952 461420 or by email: [info@shifnaltowncouncil.gov.uk](mailto:info@shifnaltowncouncil.gov.uk).

