

Report on Shifnal Neighbourhood Plan Policy Proposals Community Feedback – June 2015

On Friday 12th June at Trinity Methodist Church the Neighbourhood Plan Steering Group held an exhibition/consultation event to consider the Plan's draft policy proposals. It was very well supported – over 300 interested Shifnal residents came along to find out more about the proposals and to give their comments. At times there were queues to enter the hall! The provision of light refreshments helped create a very sociable event with people taking their time to study the proposals and write up their feedback form. A wide range of people came which the Steering group felt were representative of the population of Shifnal. Volunteers had pushed 3,500 leaflets through letter boxes throughout the parish to let people know about the consultation event and the opportunity to come and `Have Your Say`

183 feedback forms were completed at the event by individuals, couples and families. A further 42 forms were submitted online via the website.

This report briefly summaries the response to each of the questions. Not all the respondents commented and those who did comment only did so on some of the questions. The feedback form was designed to facilitate a simple Agree/ Disagree response. The statistical analysis and the comments have been considered by the Steering Group and used to influence the development of the next stage of the plan - the Pre Submission Consultation Document.

Green Belt and the Shifnal Settlement Boundary

POLICY SL1 GREEN BELT	Permit development within the settlement boundary in accordance with local plan and the neighbourhood plan but not within the undeveloped safeguarded land. Protect existing Green Belt around the town.
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Agree 90% Disagree 4% No Comment 6%

Main comments:

Overwhelming support expressed for the existing Green Belt boundary to safeguard the character of the town and prevent it joining up with surrounding towns and settlements. Many correspondents stated that they didn't want Shifnal to become part of Telford. General feeling that Shifnal has taken an excessive share of new housing in relation to its current size.

Support for no further development on currently undeveloped safeguarded land.

Housing

POLICY HG1 RESIDENTIAL INFILL DEVELOPMENT	Permit residential development on infill sites within settlement boundary subject to character, neighbourhood amenity and traffic implications
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Agree 84% Disagree 8% No Comment 8%

Main comments

Concern about too many houses, design quality of new houses, parking, traffic and impact on infrastructure (including drainage) and public services (schools and doctors).

Need to provide affordable homes and homes for suitable for older members of the community.

Transport and Movement

POLICY TM1 HIGHWAYS IMPROVEMENTS	Strongly support proposals to improve the flow of traffic and pedestrian safety at key junctions. New developments that result in traffic generation need to demonstrate they do not have a severe impact on traffic flow and pedestrian safety. The Neighbourhood plan will support Shifnal Transport and Movement Strategy subject to positive community engagement.
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Agree 80% Disagree 4% No Comment 16%

Main comments:

Need to consider cumulative not individual effect of traffic from new developments.

Further restrictions on large vehicles travelling through the town.

Consider impact of on street parking at pinch points and better enforcement of existing restrictions.

Introduce traffic calming measures including 20 mph zones. Road safety a concern.

Need a by-pass

POLICY TM2 CAR PARKING IN SHIFNAL TOWN CENTRE	A presumption against the loss of publicly accessible car parking in Shifnal Town Centre. Any proposals that would result in the loss of existing publicly available car parking spaces must provide at least an equivalent number of spaces in an equivalent location that serves the town centre.
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Agree 88% Disagree 4% No Comment 8%

Main comments:

Need to consider problem of all day parking by commuters preventing convenient parking for shoppers

Extend Aston Street Car Park on to allotments and land rear of village hall.

POLICY TM3 PEDESTRIAN ACCESS AND PRIMARY WALKWAY ROUTES	Ensure that residents can walk safely to public transport facilities, schools and other important facilities. New developments must provide safe pedestrian access to link up with existing footways. Establish a series of Primary Walkways Routes.
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Agree 85% Disagree 1% No Comment 14%

Main comments:

Need to improve pavements and town public footpaths and make more safe crossing places.

TM4 CYCLE ROUTES AND INFRASTRUCTURE	Proposals to extend National Cycle Network Route 81 into Shifnal Town Centre will be supported. The provision of cycle parking in Shifnal Town Centre will be supported.
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Agree 80% Disagree 8% No Comment 12%

Main comments:

Emphasis on safe cycling including more cycle lanes and secure cycle parking.

Safe cycling routes needed to schools.

POLICY TM5 BUS SERVICES AND INFRASTRUCTURE	Proposals to improve and extend existing commercial and community-operated bus services will be supported especially to serve new development sites. These should improve linkages with key areas and services, including the medical centre, the town centre and the railway station. Proposals to provide new bus shelters and service information along existing bus routes will be supported.
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Agree 85% Disagree 2% No Comment 13%

Main comments:

Support for more bus shelters.

Need to provide services to more destinations instead of current overprovision on Shifnal – Telford daytime services.

Enforce bus service provision promised by developers in their travel plans.

POLICY TM6 IMPROVEMENTS TO SHIFNAL RAILWAY STATION	The provision of additional cycle and car parking to directly serve Shifnal Railway Station will be strongly supported. As part of any improvements to Shifnal Railway Station, the provision of improved disabled access will be strongly supported.
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Agree 88% Disagree 2% No Comment 10%

Main comments:

Support for disabled access to Platform 2.

Commuter parking by non Shifnal residents identified as a problem.

Re-use empty platform buildings.

Character and Conservation

POLICY CH1 DERELICT/ EMPTY BUILDINGS AND VACANT SITES	Proposals for re-use or re-development of derelict or empty buildings and vacant sites in the settlement boundary of Shifnal Town will be supported subject to the character of the conservation area not being harmed nor there being an unacceptable impact on the amenity of neighbours.
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Agree 85% Disagree 3% No Comment 12%

Main comments:

Strong support for dealing with the problem of “eyesore” buildings.

Health, Education and Leisure

POLICY HL1 NEW MEDICAL FACILITY, LAND AT CORNER OF HAUGHTON ROAD/NEWPORT ROAD	Land at Haughton Road is allocated for the provision of a medical centre.
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Agree 71% Disagree 20% No Comment 9%

Main comments:

Need for new medical centre strongly supported but substantial minority of correspondents want a more central location.

POLICY ED1 NEW EDUCATION PROVISION	The provision within the Shifnal Town settlement boundary of new buildings or conversion of existing buildings to serve as education facilities, particularly for adult education, will be supported.
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Agree 74% Disagree 8% No Comment 18%

Main comments:

Some support but using existing school facilities.

POLICY LE1 EXISTING LEISURE USES	Proposals that would result in the loss of leisure facilities will only be permitted if alternative and equivalent leisure facilities are provided.
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Agree 81% Disagree 4% No Comment 15%

Main comments:

Alternative should be an improvement and should be at least equivalent scale.

Protect Village Hall, Youth Club and Idsall Sports Centre.

POLICY LE2 PROVISION OF ADDITIONAL LEISURE USES	Proposals to provide new leisure facilities to serve the community of Shifnal town will be strongly supported. These proposals must be of a scale commensurate with the site and its surroundings, particularly in terms of the built form, traffic generation and parking.
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Agree 83% Disagree 4% No Comment 13%

Main comments:

Some support for a swimming pool particularly in the context of £750,000 being available (s106) but concern about potential running costs.

Need for more facilities for young people.

POLICY LE3
SHIFNAL TOWN
PARK

Land beyond the new Thomas Beddoes housing development and sited either side of the railway line (linked through the railway tunnel) is allocated for the provision of a town park

Agree 79% Disagree 8% No Comment 13%

Main comments:

Support but concerns about non central location.

Use Lodge Hill / Manor as Town Park.

Environment

POLICY EN1 PROTECTION AND MAINTENANCE OF LOCAL GREEN SPACES	The following areas are designated as Local Green Spaces: <ul style="list-style-type: none">• Wheatfield Drive recreation area• Jubilee Park• Curriers Lane play area• Cricket ground, Priorslee Road, and football fields, Coppice Green Lane
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Agree 87% Disagree 5% No Comment 8%

Main comments:

Support but add grass area outside The Lindens, green space at Admirals Farm, small green areas eg corner Applebrook and Tanglewood, Shifnal Town Football Club, Millennium Sensory Garden.

POLICY EN2 LOSS OF PUBLIC OPEN SPACE	Proposals that would result in the loss of public open space will not be permitted unless alternative and equivalent public open space is provided.
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Agree 81% Disagree 6% No Comment 13%

POLICY EN3 MINIMISING THE IMPACT OF FLOODING FROM DEVELOPMENT	Development proposals will be expected to: <ul style="list-style-type: none">• be designed and constructed to minimise the overall level of flood risk within the parish; and• provide appropriate surface water drainage; and• open existing culverts where practicable.
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Agree 87% Disagree 3% No Comment 10%

Town Centre and Economy

POLICY EC1 SHIFNAL TOWN CENTRE	Development within the area of Shifnal Town Centre will be expected to comply with the requirements of the Shropshire Core Strategy Policy on Town and Rural Centres and the Local Plan policy on Managing Town Centre Development.
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Agree 82% Disagree 2% No Comment 16%

Main comments:

Policy needs to be made clearer.

Some support for town centre pedestrianisation.

Resist large supermarket.

POLICY EC2 PRIMARY SHOPPING AREA	In the Primary Shopping Area of Shifnal town centre there will be a presumption in favour of retail proposals and a presumption against changes of use away from shops, Financial and Professional Services, Restaurants and Cafes and Drinking Establishments.
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Agree 84% Disagree 4% No Comment 12%

Main comments:

Limit number of charity shops and takeaways

Resist supermarket developments on edge of town to safeguard range of shops available in town.

POLICY EC3 SHOPFRONT SIGNAGE WITHIN THE PRIMARY SHOPPING AREA	Proposals for shopfront signage within the primary shopping area should be in sympathy with the upper storeys of the building and adjoining facades. The use of traditional materials such as timber with sign-written titles rather than plastic, externally illuminated signs will be required and Flush-fitted signs will be preferred.
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Agree 81% Disagree 6% No Comment 13%

Main comments:

Current Family Shopper / Post Office signage out of character.

Object to illuminated signs on all night.

Oppose gaudy signage

Should use traditional materials.

Oppose policy restriction - any business that fits with the rural town centre policy should be encouraged.

POLICY EC4 PROTECTION OF EXISTING COMMERCIAL PREMISES OR LAND	There will be a strong presumption against the loss of commercial premises or land which provides employment or future potential employment opportunities.
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Agree 84% Disagree 4% No Comment 12%

Main comments:

More provision for small business / starter units.

Need to allow sufficient time to find new uses for empty commercial premises before permitting change of use.

POLICY EC5 EMPLOYMENT- GENERATING USES	Within the settlement boundary of Shifnal Town, development proposals to provide employment on land allocated for this purpose will be supported subject to appropriate conditions
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Agree 81% Disagree 3% No Comment 16%

POLICY EC6 SMALL SCALE COMMERCIAL DEVELOPMENT	Development proposals to provide small-scale employment opportunities will be supported subject to appropriate conditions. Strong support will be given if such provision is made for incubator/start-up businesses on flexible terms.
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Agree 81% Disagree 3% No Comment 16%

POLICY EC7 RURAL COMMERCIAL ACTIVITIES AND AGRICULTURAL LAND	Support will be given for proposals that strengthen the rural economy. It is important that any such proposals represent appropriate development in the countryside and do not conflict with the purposes of the green belt.
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Agree 87% Disagree 2% No Comment 11%

Main comments:

Strong support for retaining the land surrounding Shifnal as agricultural land.

Similar support for existing Green Belt boundary as in Policy SL1.