



Edward West
Head of Planning Policy
Shropshire Council
Shirehall
Shrewsbury
SY2 6ND

Your ref:
Our ref: SR/MS/HPS/9894
E-mail: stuartr@hallsgb.com

12 March 2020

Dear Mr West

**Re: Shropshire Council Local Plan Review
Preferred sites
Site Number CLV012-Land at Flemley Park Farm**

I write to you on behalf of my client [REDACTED] following on from recent open correspondence between the Parish Council, yourself and the agents acting on behalf of the owners of Site CLV010.

Although we are not in a position to comment directly on the detail of the further representations that you have received from the agent acting on behalf of the land owners of that site, we would like to reiterate some of the points made in our representations made during the preferred scale and distribution of development consultations on 29th January 2019 and to add further evidence in support of site CLV012.

As you are aware, the site is located to the East of the village and directly adjoins the built form representing a natural extension. The site is much more central to the village's amenities than any of the other proposals being only 115 metres from the Doctor's surgery 365 metres from the school via the High Street and Holly Close Lane and 500 metres to the Post Office.

We were aware of the fact that the Parish Council have grave concerns about safety of pedestrians in the village and the congestion on the roads during school drop off and pick up hours. If the Council were to allocate my client's site for future housing development then as part of the section 106 commitments and possibly in conjunction with the owner of the adjoining site, [REDACTED] we would be prepared to offer an area of land dedicated to off street parking for the School and overflow parking for the Doctor's surgery. We would also commit to provide pedestrian access along the site's frontage to the High Street to alleviate some of the issues with pedestrians having to walk on the roads. My client would also be willing to offer up a small amount of land for recreational facilities in lieu of the fact that the village has recently lost its bowling greens. Although we have not

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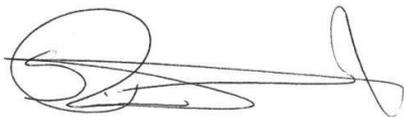
had any direct communication with the School, my clients could also be willing to offer up an area of land outside of the boundaries of the proposed site to allow for the expansion of their education facilities, for perhaps an outdoor learning centre.

In view of the fact that pedestrian access to the School is such a major concern in the village then there may be scope to allow a new pedestrian access route from the car parking area being offered, through my clients fields to the South to give access to the adjoining bridle path which leads directly to the school. This would completely alleviate the need for parents with children in tow to walk on any public roads.

We would also like to reiterate that we believe that our client's site is more suited for development as it will lead to less traffic flow through the village both during the build and after the site has been developed and is in our view wholly more sustainable.

We would therefore ask that the above points are taken into consideration during your ongoing Local Plan Review. Should you require any further information or if you wish to discuss any of this on the telephone then please do not hesitate to give me a call.

Yours sincerely

A handwritten signature in black ink, appearing to be "Stuart C W Richards".

Stuart C W Richards BSc (Hons) MRICS FAAV MBIAC
Rural Chartered Surveyor
Halls Holdings Limited

Cc: Lydia Bardsley – Clerk to Parish Council
The Governors of Clive C of E Primary School
[REDACTED]

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