

Shropshire Council  
Legal and Democratic Services  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND  
Date: 9 December 2015

**Committee: COUNCIL**

**Date: Thursday, 17 December 2015**

**Time: 10.00 am**

**Venue: Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND**

You are requested to attend the above meeting.  
The Agenda is attached

Claire Porter  
Head of Legal and Democratic Services (Monitoring Officer)

David Lloyd (Speaker)	David Evans	Peggy Mullock
Steve Charmley (Deputy Leader)	Roger Evans	Peter Nutting
Peter Adams	John Everall	Kevin Pardy
Andrew Bannerman	Hannah Fraser	William Parr
Nicholas Bardsley	Ann Hartley	Vivienne Parry
Tim Barker	Nigel Hartin	Malcolm Pate
Charlotte Barnes	Richard Huffer	John Price
Joyce Barrow	Tracey Huffer	Malcolm Price
Tudor Bebb	Roger Hughes	David Roberts
Thomas Biggins	Vince Hunt	Keith Roberts
Andy Boddington	John Hurst-Knight	Madge Shingleton
Vernon Bushell	Jean Jones	Jon Tandy
Gwilym Butler	Simon Jones	Robert Tindall
John Cadwallader	Miles Kenny	Dave Tremellen
Karen Calder	Heather Kidd	Kevin Turley
Dean Carroll	Nicholas Laurens	David Turner
Lee Chapman	Christian Lea	Arthur Walpole
Anne Chebsey	Amy Liebich	Stuart West
Peter Cherrington	Robert Macey	Claire Wild
Ted Clarke	Jane MacKenzie	Brian Williams
Gerald Dakin	Chris Mellings	Leslie Winwood
Steve Davenport	David Minnery	Michael Wood
Andrew Davies	Pamela Moseley	Tina Woodward
Pauline Dee	Alan Mosley	Paul Wynn
	Cecilia Motley	

Your Committee Officers are:

**Karen Nixon** Committee Officer and **Jane Palmer**, Senior Committee Officer

Tel: 01743 257720 or 257712

Email: [karen.nixon@shropshire.gov.uk](mailto:karen.nixon@shropshire.gov.uk) OR [jane.palmer@shropshire.gov.uk](mailto:jane.palmer@shropshire.gov.uk)

# AGENDA

## 1 APOLOGIES FOR ABSENCE

## 2 DISCLOSABLE PECUNIARY INTERESTS

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

## 3 MINUTES (Pages 1 - 8)

To approve as a correct record the minutes of the previous meeting held on 24 September 2015 which are attached.

Contact Karen Nixon Tel 01743 257720.

## 4 ANNOUNCEMENTS

To receive such communications as the Chairman, Speaker, Leader and Head of Paid Service may desire to lay before the Council.

## 5 ELECTION OF CHAIRMAN OF THE COUNCIL

To elect a Chairman of the Council to serve until the Annual Meeting of the Council in 2017.

## 6 ELECTION OF LEADER OF THE COUNCIL

To elect a Leader of the Council to serve until the Annual Meeting of the Council in 2017.

## 7 PUBLIC QUESTIONS

To receive any questions from the public, notice of which has been given in accordance with Procedure Rule 14.

Two petitions each bearing over 1,000 signatures have been received as follows, requesting a debate under the Council's Petition Scheme:

- Petition Against the Cuts in Arts Funding – Mike Layward, DASH
- Petition calling for Shropshire Council to work with Teme Leisure and Community Groups to develop a sustainable future for the Sparc Centre, Bishops Castle – Ms S J Walls

Each petitioner will be allowed 5 minutes to outline their case, after which there may be a debate of up to 15 minutes maximum.

**8 QUESTIONS FROM MEMBERS (Pages 9 - 16)**

To receive any questions from Members, notice of which has been given in accordance with Procedure Rule 15.2, attached marked 8.

**9 RETURNING OFFICER'S REPORT (Pages 17 - 18)**

Report of the Head of Legal and Democratic Services is attached marked 9.

Contact Claire Porter Tel 01743 252763.

**10 REPORT OF THE PORTFOLIO HOLDER FOR HEALTH (Pages 19 - 28)**

To receive the report from the Portfolio Holder for Health, which was deferred from the last Council meeting held on 24 September 2015, is attached marked 10.

**11 SETTING THE COUNCIL TAXBASE FOR 2016/17 AND VIREMENT (Pages 29 - 46)**

Report of the Head of Finance, Governance and Assurance, is attached marked 11.

Contact James Walton Tel 01743 255011.

**12 TREASURY STRATEGY 2015/16 - MID YEAR REVIEW (Pages 47 - 66)**

Report of the Head of Finance, Governance and Assurance, is attached marked 12.

Contact James Walton Tel 01743 255011.

**13 ADOPTION OF SITE ALLOCATIONS AND MANAGEMENT OF DEVELOPMENT (SAMDEV) PLAN (Pages 67 - 426)**

Report of the Head of Economic Growth & Prosperity, is attached marked 13.

Contact Andrew Evans Tel 01743 252763.

**14 COMMUNITY GOVERNANCE REVIEWS (Pages 427 - 432)**

Report of the Head of Legal & Democratic Services, is attached marked 14.

Contact Claire Porter Tel 01743 252763.

**15 APPOINTMENTS TO COMMITTEES**

To confirm the following changes of membership:

Audit Committee

The appointment of Mrs P Moseley to replace Mr M Williams.

## **16 MOTIONS**

The following motion has been received in accordance with Procedure Rule 16 from Councillor Pam Moseley:

“This Council believes that:

The Trade Union Bill 2015-16 (which last month received its first reading in the House of Lords following its passage through the House of Commons) contains measures which, if it becomes law, will compromise the positive relationship which currently exists between the Council and the trades unions which represent their members in the workplace. For example, the bill will potentially remove discretion from local authorities to determine at a local level the amount of facilities time possible, and whether to allow union membership subscriptions to be deducted from salaries via payroll, which is currently the case at this Council.

This Council therefore RESOLVES:

To recognise the positive contribution which trades unions and their members make to the workplace, the commitment of all our staff to the delivery of public services, and the constructive local relationship which exists between employer, employees and trades unions. Hence, it further resolves to express its opposition to the Trade Union Bill, and also to seek to retain its own locally agreed employment relations strategy, and to maintain its autonomy.”

## **17 REPORT OF THE SHROPSHIRE AND WREKIN FIRE AND RESCUE AUTHORITY (Pages 433 - 438)**

To receive the report of the Shropshire and Wrekin Fire and Rescue Authority arising from its meeting held on 7<sup>th</sup> October 2015.

Report attached marked 17.

## **18 EXCLUSION OF THE PRESS AND PUBLIC**

To RESOLVE that in accordance with the provisions of Schedule 12A, Local Government Act 1972 and paragraph 10.4(3) of the Council's Access to Information Procedure Rules, the public and press be excluded during the consideration of the following item:

## **19 LAND AT RADBROOK (EXEMPTED BY CATEGORY 3) (Pages 439 - 442)**

Report of the Head of Customer Support and Assets is attached marked 19.

Contact Steph Jackson Tel 01743 253861.

# Public Document Pack Agenda Item 3



## Committee and Date

Council

17 December 2015

## COUNCIL

**Minutes of the meeting held on 24 September 2015  
In the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND  
10.00 am - 12.05 pm**

**Responsible Officer:** Karen Nixon  
Email: karen.nixon@shropshire.gov.uk Tel: 01743 252724

### **Present**

Councillors Malcolm Pate (Chairman) and Keith Barrow (Leader)  
Councillors David Lloyd (Speaker), Steve Charmley (Deputy Leader), Peter Adams, Andrew Bannerman, Nicholas Bardsley, Tim Barker, Charlotte Barnes, Joyce Barrow, Tudor Bebb, Thomas Biggins, Andy Boddington, Vernon Bushell, Gwilym Butler, John Cadwallader, Dean Carroll, Lee Chapman, Anne Chebsey, Peter Cherrington, Ted Clarke, Gerald Dakin, Steve Davenport, Andrew Davies, Pauline Dee, David Evans, Roger Evans, John Everall, Hannah Fraser, Ann Hartley, Nigel Hartin, Richard Huffer, Tracey Huffer, Roger Hughes, Vince Hunt, John Hurst-Knight, Jean Jones, Simon Jones, Miles Kenny, Heather Kidd, Christian Lea, Robert Macey, Chris Mellings, David Minnery, Pamela Moseley, Alan Mosley, Cecilia Motley, Peggy Mullock, Peter Nutting, Mike Owen, Kevin Pardy, William Parr, John Price, Malcolm Price, David Roberts, Keith Roberts, Madge Shingleton, Jon Tandy, Robert Tindall, Dave Tremellen, Kevin Turley, David Turner, Arthur Walpole, Stuart West, Claire Wild, Brian Williams, Leslie Winwood, Michael Wood, Tina Woodward and Paul Wynn

### 45 **APOLOGIES FOR ABSENCE**

The Chief Executive reported that apologies for absence had been received from Mrs K Calder, Mr L Chapman, Mrs J Mackenzie, Mrs V Parry, Mr S West and Mr M Williams.

### 46 **DISCLOSABLE PECUNIARY INTERESTS**

Members were reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

### 47 **MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 23<sup>rd</sup> July 2015, as circulated with the agenda papers, be approved and signed as a correct record.

## 48 ANNOUNCEMENTS

### Chairman's Engagements

The Chairman referred Members to the list of official engagements carried out by himself and the Speaker since the last meeting of the Council on 23<sup>rd</sup> July 2015, which had been circulated at the meeting.

## 49 PUBLIC QUESTIONS

### Petitions

The Speaker advised that a petition bearing more than 1,000 signatures protesting at the planned closure of Shawbury Library had been received from local resident Mr Kevin Richards of Shawbury, requesting a debate. Mr Richards was given 5 minutes to open the debate and outline his case, which was briefly as follows:

Mr Richards said that he was strongly opposed to the closure of Shawbury Library. He considered that a mobile service would exclude the majority of local people and that if Shawbury Library was to close the nearest library would be in Harlescott, Shrewsbury, which posed transportation problems for many without access to personal transport.

Local member, Simon Jones commented that following recent consultations, neither the Parish Council nor the Parish Hall Committee had been willing to take on the running of the library. At a recent drop-in session that had been held to discuss the future of Shawbury Library, only 16 people attended which had been disappointing.

The Deputy Leader, Mr S Charmley thanked Mr Richards for his petition but highlighted that sadly, borrowing figures for books and the level of computer usage were disappointing and showed a downward trend. In 2009/10 there had been 15,000 visits to Shawbury Library compared to just 4,000 visits in 2014/15. He commented that use of small libraries as community hubs would be the way forward. However he did say that consultations were ongoing and that this would continue.

After some debate, the Council decided that no further action should be taken in this matter and that local consultations should continue.

### Public Questions

The Speaker advised that one public question had been received from Mrs J Brand in accordance with Procedure Rule 15 (a copy of the report containing the detail of the question and formal response is attached to the signed minutes):

Received from Mrs Joyce Brand and answered by Mrs Karen Calder, Portfolio Holder for Health, about the position of Shropshire Council in relation to the proposed closure of one of the A&E departments in Shropshire.

By way of a supplementary question Mrs Brand queried how Future Fit was being set up and developed in the light of the current absence of the appointed Lead and Deputy Officer. She said it was wrong to say that the closure of an A&E department would not affect death rates in the area and she asked for justification about why effort was not being put into trying to preserve the existing A&E service provision in Shrewsbury.

The Leader, Mr Barrow replied on behalf of the Portfolio Holder, who was unable to attend the meeting in person. He replied that he could not comment on the staffing position of Future Fit officers at the CCG, though he was aware of the problem. In respect of A&E, he was cautious, especially as consultations were still ongoing. He commented that his personal view was that if there was to be just one A&E department it should be in Shrewsbury. In the meantime, he awaited the final announcement regarding Future Fit in Shropshire.

## 50 QUESTIONS FROM MEMBERS

The Speaker advised that the following four Member questions had been received in accordance with Procedure Rule 15 (a copy of the report containing the detailed questions and the formal responses is attached to the signed minutes).

- (i) Received from Mrs V Parry and answered by Mr S Jones, Portfolio Holder for Highways and Transport about the Ludlow bus contract and the level of bus services in Ludlow.

By way of a supplementary question Mrs Parry (who was unable to attend the meeting), asked the following supplementary question through Mr R Evans as follows:

'The quality of service is very important, especially if you don't have a car as many older people don't want to or are unable to drive and some feel safer if they take the bus or train. Councillor Andy Boddington and I are the local members for most of the bus routes in Ludlow and sadly we were the last people to know about the change in prices for the new Minsterley Motors contract. It is now going to cost 100% more for local users on the buses and I fear that the buses will not be used because the cost is now beyond most people's budgets.

Is this a way to run the service down and to eventually stop it all together? We need to have a fresh look at this, and perhaps consider introducing incentive fares. Therefore will the Portfolio Holder please review this and discuss further with Minsterley Motors.'

In response the Portfolio Holder confirmed that he was in the process of arranging a meeting between himself, officers, Minsterley Motors and the three local members for Ludlow very shortly to discuss a way forward.

- (ii) Received from Mrs T Huffer and answered by Mrs K Calder, Portfolio Holder for Health about the location of a single A&E unit in Shrewsbury.

By way of a supplementary question Mrs Huffer reiterated her original question, saying that the answer as circulated did not in her view answer her question. The Portfolio Holder was not in attendance and therefore the Speaker confirmed that Mrs Calder would give Mrs Huffer a written response after the meeting.

- (iii) Received from Mr R Evans and answered by Mr M Price, Portfolio Holder for Regulatory Services, Housing and Commissioning (Central) about delays in the planning process.

By way of a supplementary question Mr Evans asked how much income had been received from planning applications since April 2013 and exactly where had that money gone or been spent.

In response the Portfolio Holder confirmed that he would let Mr Evans have a written reply after the meeting.

- (iv) Received from Mrs C Barnes and answered by Mr S Jones, Portfolio Holder for Highways and Transport about travel assistance for young people in her ward attending Shrewsbury College.

By way of a supplementary question Mrs Barnes asked if anything would change. She commented that in Wales fares had been reduced by two thirds for students and could Shropshire Council consider doing the same?

In response the Portfolio Holder confirmed that he would look at this in more detail with officers following the meeting and that he would notify Mrs Barnes of the outcome in due course.

## 51 REPORT OF THE PORTFOLIO HOLDER FOR HEALTH

**RESOLVED:** That in the Portfolio Holder's absence, this item be deferred to the 17<sup>th</sup> December 2015 Council meeting.

## 52 REPORT OF THE PORTFOLIO HOLDER FOR BUSINESS, IP&E, CULTURE AND COMMISSIONING (NORTH)

It was proposed by Mr S Chamley, Portfolio Holder for Business, ip&e, Culture and Commissioning (North) and seconded by Mrs T Woodward that the report, a copy of which is attached to the signed minutes and the recommendations contained therein, be received and agreed.

Mr Charmley presented his report and responded to questions, queries and concerns raised by Members, including Mr M Kenny, Mr A Boddington, Mrs P Dee, Mrs A Bannerman, Mrs H Fraser, Mr A Mosely, Mr R Evans, Mr T Clarke, Mrs C Barnes, Mrs P Moseley, Mrs H Kidd, and Mr L Winwood.



All members were invited by the Portfolio Holder to visit ip&e to see what was happening and he undertook to email all members with possible dates following the meeting.

**RESOLVED:** That the contents of the report be received and agreed.

### 53 **REPORT OF THE PORTFOLIO HOLDER FOR CHILDREN'S SERVICE**

It was proposed by Mrs A Hartley, Portfolio Holder for Children's Service, and seconded by Mr N Bardsley that the report, a copy of which is attached to the signed minutes, be received and agreed.

Mrs Hartley presented and amplified her report and expressed her sincere thanks to Mr N Bardsley and Mrs P Mullock for their valuable contribution to the Children's Service. She also thanked the staff from the Director and downwards for their excellent work in challenging times.

In conclusion, the Portfolio Holder reminded that she was always available to answer any questions from members at any time.

**RESOLVED:** That the contents of the report of the Portfolio Holder for Children's Service be received and agreed.

### 54 **ANNUAL REPORT 2014/15 OF THE YOUNG PEOPLE'S SCRUTINY COMMITTEE**

It was proposed by Mrs J Barrow, Chair of the Young People's Scrutiny Committee, and seconded by Mrs P Mullock that the Annual Report 2014/15, a copy of which is attached to the signed minutes, be received and agreed.

Mrs Barrow presented her report, a copy of which is attached to the signed minutes, and responded to questions, queries and concerns raised by Members, including Mr A Boddington, Mrs C Barnes and Mr R Evans.

Mrs Barrow thanked all those people who had been involved in the work of the Task and Finish Groups for their valuable contribution.

**RESOLVED:** That the contents of the Annual Report of the Young People's Scrutiny Committee 2014/15 be received.

### 55 **REPORT OF THE PORTFOLIO HOLDER FOR TRANSFORMATION AND PERFORMANCE**

It was proposed by Mr T Barker, Portfolio Holder for Transformation and Performance, and seconded by Mr R Tindall that the report, a copy of which is attached to the signed minutes, be received and agreed.

Mr Barker presented and amplified his report and responded to the questions, queries and concerns raised by Members including Mrs C Barnes, Dr J Jones, Mr A Mosely and Mrs M Shingleton.

**RESOLVED:** That the contents of the report of the Portfolio Holder for Transformation and Performance be received.

**56 ANNUAL REPORT 2014/15 OF THE PERFORMANCE MANAGEMENT SCRUTINY COMMITTEE**

It was proposed by Mr D Minnery, Chairman of the Performance Management Scrutiny Committee and seconded by Mr S Davenport that the Annual Report, a copy of which is attached to the signed minutes, be received and agreed.

Mr Minnery presented his report, a copy of which is attached to the signed minutes, and responded to questions, queries and concerns raised by Members, including Mrs H Kidd, Mr R Evans, Mr A Mosely and Mr T Clarke.

The Portfolio Holder reminded that if any member had any specific issue that they wished to be looked at to please let him know.

**RESOLVED:** That the contents of the Annual Report of the Performance Management Scrutiny Committee be received.

**57 FINANCIAL RULES UPDATE**

It was proposed by Mr B Williams, and seconded by Mr M Owen, that the report, a copy of which is attached to the signed minutes and the recommendation contained therein, be received and agreed.

**RESOLVED UNANIMOUSLY:** That the proposed adjustments to the current Financial Rules as set out in Appendix A be approved.

**58 AUDITED STATEMENT OF ACCOUNTS 2014/15**

It was proposed by Mr B Williams, and seconded by Mr M Wood, that the report, a copy of which is attached to the signed minutes and the recommendations contained therein, be received and agreed.

**RESOLVED:**

- a) That 2014/15 Statement of Accounts be approved and that the Chairman of the Council signs them (in accordance with the requirements of the Accounts and Audit Regulations 2011).
- b) That the Head of Finance, Governance and Assurance be authorised to make any minor adjustments to the Statement of Accounts prior to the 30<sup>th</sup> September

2015.

- c) That the Head of Finance, Governance and Assurance and the Chairman of the Audit Committee sign the letter of representation in relation to the financial statements on behalf of the Council and send to the External Auditor.

## 59 ANNUAL TREASURY REPORT 2014/15

It was proposed by Mr K Barrow, and seconded by Mr M Owen, that the report, a copy of which is attached to the signed minutes and the recommendations contained therein be received and agreed.

**RESOLVED UNANIMOUSLY:** That the position as set out in the Annual Treasury report of the Head of Finance, Governance and Assurance be approved.

## 60 CORPORATE LANDLORD - BUDGET IMPLICATIONS

It was proposed by Mr M Owen, and seconded by Mr R Tindall, that the report, a copy of which is attached to the signed minutes and the recommendation contained therein be received and agreed.

**RESOLVED:** That in order to consolidate the Council's asset and facilities management budgets in Commercial Services within the Resources & Support Directorate, the budget virement of £20.130m (Directorate analysis shown in paragraph 7.3) be approved.

## 61 REGULATION OF INVESTIGATORY POWERS POLICY

It was proposed by Mr M Price, and seconded by Mrs C Wild, that the report, a copy of which is attached to the signed minutes and the recommendation contained therein be received and agreed.

In response to a question from Mrs H Fraser about a separate Regulation of Investigatory Powers Policy for staff, Mr Price undertook to look into this and inform Mrs Fraser of the outcome after the meeting.

**RESOLVED:** That the proposed Regulation of Investigatory Powers Policy as set out in Appendix A of the report be approved with effect from 1 October 2015.

## 62 THE DEVELOPMENT OF OSWESTRY INNOVATION PARK

This item was withdrawn from the agenda.

## 63 COMMUNITY GOVERNANCE REVIEWS

It was proposed by the Leader, Mr K Barrow, and seconded by Mr T Barker, that the report, a copy of which is attached to the signed minutes and the recommendations contained therein be received and agreed.

**RESOLVED:**

- (a) That, under the provisions of Section 75(1) of the Local Government Act 1972 (the 1972 Act) the Parish of Myddle and Broughton be renamed as the Parish of "Myddle, Broughton and Harmer Hill" and that the Head of Legal and Democratic Services gives notice of the change of name as required.
- (b) That the Community Governance Working Party, in accordance with S79 of the Local Government and Public Involvement in Health Act 2007 ("the 2007 Act), undertakes a review of the electoral arrangements and makes recommendations in respect of the Parishes of:
  - i) Abdon/Heath;
  - ii) Adderley/Market Drayton/Moreton Say
  - iii) Albrighton;
  - iv) Wem Rural; and
  - v) Wroxeter and Uppington

**64 MOTION**

A motion had been proposed by Mr A Boddington (copy attached to the signed minutes) in respect of the refugee crisis at the time the Council agenda was printed. However, in the interim, things had moved on significantly and the first meeting of a 'Cross Party Refugee Working Group' had already been held to discuss this matter. The Working Group comprised cross party councillors and people from public, voluntary and community organisations in Shropshire.

In the light of this positive progress Mr Boddington confirmed that he was happy to withdraw his motion. After some debate it was

**RESOLVED:** that the Cross Party Refugee Working Group draft a press statement about their work in helping to resettle Syrian refugees in Shropshire.

Signed ..... (Chairman)

Date: .....

## MEMBERS' QUESTIONS

### AGENDA ITEM 8

#### QUESTION 1

**MR ALAN MOSLEY** will ask the following question:

If the Housing and Planning Bill is passed it will threaten the provision of affordable homes for rent and buy through:

- forcing 'high-value' council homes to be sold on the open market,
- extending the right-to-buy to housing association tenants and
- undermining Section 106 requirements on private developers to provide affordable homes.

Therefore will the Portfolio Holder give an assurance that he will commission an urgent report to analyse and report on the likely impact of the forced sale of council homes, the extension of right-to-buy and the 'starter homes' requirement on the local availability of affordable homes and to analyse and report on any further likely impacts of the Bill on the local area."

**MR MALCOLM PRICE**, the Portfolio Holder for Regulatory Services, Housing and Commissioning (Central) will reply:

It is absolutely right that we understand the implications for Shropshire of the provisions in the Housing and Planning Bill 2015.

A lot of the detail will emerge from ancillary legislation and regulations to be published at a later date. The intention of the Bill is clearly to encourage private home ownership and the detail will determine to what extent the delivery of rented affordable housing will be adversely affected.

Councils will be compelled to dispose of higher value properties as they become vacant, and marketed openly rather than specifically to people in need. The revenue from such property disposals will fund payments to housing associations allowing their tenants to exercise their right to buy. Early indications from the Gov't initial proposed regional valuation thresholds, is that they could affect nearly 10% of the Councils stock, affect a property type hardest to replace and are located in one geographical area.

The new right to buy scheme is being introduced to housing associations on a voluntary basis rather than through statute and the assumption is that it will closely correlate to the scheme offered to Council tenants. There may be some discretion to refuse in certain rural areas or on particularly specific property but in that event, the Tenant must be offered a portable discount bonus on another property.

The intention in terms of s106 payments on development sites is that the "starter home" is defined as affordable. These will be valued at 80% of the open

market value up to a “price cap” of £250k and to aid the developer to deliver, the development will be exempt from all s106/CIL obligations. The property will then cascade or revert to full open market value after 5yrs of ownership.

The initial guidance suggested the release of unused and previously undeveloped commercial, retail, and industrial land for Starter Homes, and supporting the regeneration of previously developed brownfield sites in the green belt by allowing them to be developed in the same way as other brownfield land, providing it contributes to Starter Homes, and subject to local consultation. However, after the Summer Budget, the government published its Productivity Plan which stated that proposals would be brought forward to include Starter Homes on “every reasonably sized housing site”. In order for the 20% discounts from market price to be funded, and in the absence of any other government proposal, we must assume that these sites would have reduced levels of other affordable housing funded through planning gain (Section 106 agreements).

The position in relation to affordable housing payments is that the Shropshire council policy still applies; this follows the successful legal challenge earlier this year by Reading and West Berkshire Council’s to the decision of Brandon Lewis in his Written Ministerial Statement. Notwithstanding this the Council’s policy is under review to ensure that it continues to offer an approach relevant to the socio-economic circumstances that apply across Shropshire.

## **QUESTION 2**

**MRS VIVIENNE PARRY** will ask the following question:

- a) Will Simon Jones be extending the £1 parking to Ludlow on Sunday, on an all year round basis? We were promised this some time ago at the In and Out meetings, to have the same advantages as Shrewsbury.
- b) Will Ludlow ever get the free parking at Christmas on Tinsel Tuesday's? This would bring us into line with Shrewsbury, where there is free parking on Wednesdays, helping the shops compete with the larger towns.

**MR SIMON JONES**, the Portfolio Holder for Highways and Transport will reply:

- a. The £1 tariff in Shrewsbury followed a long term action plan and trial period of parking charges through joint partnership working with the Shrewsbury Improvement District (BID)  
It forms part of a wider action plan for the town and places a number of targets and actions for the BID which will be monitored by both parties.  
The Council is happy to work with representatives in Ludlow such as The Chamber of Trade and Town Council, but it would need to be linked with a wider town plan and long term strategy with delivery on wider areas than parking for further consideration.
- b. Free parking was agreed with the Town Council and Ludlow Chamber of Trade and starts every Tuesday from 8th to 22nd December 2015 from midday in the off street car parks

### **QUESTION 3**

**MR ROGER EVANS** will ask the following question:

The recently published accounts for ip&e covering its third year of operation and ending March 2015 show Directors were paid a total of £23,824. How many hours of work in total does this cover and are these the full extent of their involvement in the running of ip&e. Have the accuracy of the associated time sheets and figures been audited by Shropshire Council staff?

These accounts also show that during its third year of operation ip&e finally made a small profit of £28,029, having made a loss in each of the previous two years. Shropshire Council recently incurred costs in investigating a complaint concerning the actions of an ip&e Director. The notes of the investigation and the findings have recently been published. To carry out the investigation an external person was used. Can Council please be informed how much in total this investigation cost Shropshire Council? Further, can this total be split to show the cost of the Shropshire Council staff involved and the cost of using external persons to carry out the investigation? Will ip&e be invoiced for this and so reimburse the Council from its profits of £28,029.00 as it concerned one of their Directors.

On page 2 of the published accounts it states that the company will see some rapid growth during 2015–16. Much of this will come about purely by transferring Shropshire Council work and staff into the company. How much has the preparation for this transfer of staff and services to ip&e cost Shropshire Council and the tax payer in the first 6 months of this financial year? How much has been budgeted to pay for the staff cost in preparing all the documentation needed to transfer other staff to ip&e and P2P during the final 6 months of this financial year?

**MR STEVE CHARMLEY**, the Portfolio Holder for Business Growth, ip&e Culture and Commissioning (North) will reply:

A charge of £54,802 was made to ip&e Limited for 6 Council staff seconded for various periods during 2014/15 equating to approximately 1,400 hours in total. This charge was agreed between both the Council and ip&e Limited as representative of the time apportionment of the relevant staff. The charge of £23,824 for directors' remuneration relates to the proportion of time when two of the six seconded staff acted as directors of the company. This is part of the total charge of £54,802. The remainder is accounted for as wages.

The final cost of the investigation undertaken has not yet been calculated. External costs to date, however, total £9,782.80 excluding VAT. This investigation was instigated by Shropshire Council and there are no plans to invoice ip&e Limited for this. Officer time is not routinely recorded for individual pieces of work such as this.

Similarly, for all project work undertaken by the Council, officer time and cost is not routinely recorded, but absorbed within existing resources. There is no

additional staff cost for this work, however there is a resultant loss of resource to take forward other pieces of work.

#### **QUESTION 4**

**MR ROGER EVANS** will ask the following question:

During the last two years a number of questions have been asked re. the quality of ICT being used by Shropshire Council. Many staff and members have voiced complaints. Recently it has become apparent that investment is urgently needed. Have any extra staff been recruited, if so how many to help ensure our systems are made resilient. What is the estimated amount that will be needed to be spent on ICT in the 18 months commencing 30<sup>th</sup> September 2015 and how much was spent in the 18 months ending 30<sup>th</sup> September 2015?“

**MR DAVID TURNER**, the Portfolio Holder for Resources, Finance & Support and IT will reply:

Thank you for your question.

As the relatively new portfolio holder for resources, including ICT, I have been on a steep learning curve over the past six weeks or so.

As you will know from the ICT Current Issues and Risk Report of October 2015 and the Internal Audit Reports over the last 12 months we have reached a point where future investment into our ICT has to be considered and some actions also need to be taken to make our current systems more resilient.

I am pleased to advise you that we expect to move our back up data centre to a new location offering enhanced environmental control and improved connectivity by the end of December 2015. Whilst users will not notice an increase in functionality, this will mean that our business continuity and disaster recovery arrangements will be significantly more robust. In other words, should our main data centre and it's local back-up be compromised, we can continue to work with our data through the back up facilities we have put in place. A breakdown of the work, plans and costs will be available to members on request. In addition, the cost of additional 8 short term staff to undertake the supporting ICT Business Continuity and Disaster Recovery core system testing and documentation is estimated to be £0.2m for three months.

The Council has undergone massive change since we last made major overhaul to our systems on becoming a unitary authority in 2009. We are currently reviewing the 150 plus services we offer, all of which are supported by ICT to some degree, and asking the public what they see as being most important to them through 'the Big Conversation'. We know that we can streamline our ICT to provide fewer separate systems and enable greater productivity of staff by reducing duplicate data input, extending mobile and flexible capabilities and improving business processes. We could also exploit cloud technology and remove the need to manage and maintain our own data



centres in the future. However, the business case for this investment will need to be proven in detail.

To develop business cases for investment in our IT architecture, a lead consultant, Adrian Ridpath, has been appointed. He is recruiting a team of 14 agency staff who will all work alongside our existing staff between now and March 2016 to design a proposed new ICT architecture. Our aim is to have sufficient additional staff resources to redesign the whole of the ICT architecture in a comparatively short time. This should present us with some 'invest to save proposals' which hopefully will prove that by buying or leasing new systems, equipment and training our staff, we will overall, save money and improve performance. The functionality and user experience of our ICT should be improved as well as offering new digital capability to our customers and service users who increasingly access the Council through the Internet. New systems will also likely be in a 'hosted environment' or in other words we will no longer need to maintain our own servers and our systems will then be accessible via the Internet from anywhere where an Internet connection is obtainable. The cost of this short term team of staff to accelerate the work is estimated to be £0.6m for three months and expected to be delivered by March 2016.

Completing this design work in a short burst, matching it to the activity that the Council expects to continue to deliver over the next five year business plan cycle should put us in a position to ideally procure new ICT arrangements as appropriate to coincide as far as possible with the planned end date of contracts for existing systems. Unfortunately, until this design work is completed and business cases are proven, I am unable to provide you with a reasonable estimate of costs.

## **QUESTION 5**

**MR ALAN MOSLEY** will ask the following question to the Leader of the Council:

IP&E has been in existence for some 3.5 years and has been the subject of critical review ever since established. You have recently resigned from the Board and the information provided by Companies House show that there are now only 3 directors with only one serving as a member of Shropshire Council.

You have stated that a new Chair will be recruited externally and hence, this represent a further diminution in the capacity of the Council to impact on the decision making process.

It is also alarming to find the enormous turnover of directors with some 13 resignations and some 30 changes in total during its existence. One director seems to have been appointed and terminated on the same day while a number have served, resigned, been reappointed and again resigned, including yourself.

- Is the governance of IP&E in crisis and is it fit for purpose?
- Would it not be appropriate to make IP&E more open to scrutiny by members and transparent in its decision making, including the

publication of minutes and audit reports, notwithstanding the need for commercial confidence.

- Has IP&E held an AGM and if so why weren't members invited?
- As the quorum for a directors meeting is 4 how will business take place and will members of Shropshire Council be consulted on any external appointment to the Board.
- Are you considering proposing some external investigation and/or help for the governance of IP&E?"

**THE DEPUTY LEADER** will reply:

Governance arrangements in ip&e Limited are set out in the Annual Business Plan approved by Cabinet each year. While these are in the early stages of being adopted, an independent review of these arrangements has been planned. ip&e Limited produces and Annual Review and Annual Business Plan as required under the Strategic Contract with the Council. The Strategic Contract and the arrangements within it were approved by Cabinet in June 2013.

No AGM has been held for ip&e Limited since inception.

Board decisions cannot take place until the Board is quorate. Arrangements for appointments to the Board will be approved by the Cabinet. These arrangements are currently being considered.

## **QUESTION 6**

**MRS VIVIENNE PARRY** will ask the following question:

- a) In 2014 and to date in 2015, how many Environmental Crime Reports and how many Fixed Penalty Notices were issued in Ludlow and for which offences were these issued?
- b) In 2014 and to date in 2015, how many Fixed Penalty Notices were issued for parking offences in Ludlow, in council owned car parks and on highways, and what was the income from fines in council owned car parks and on highways?

**MR SIMON JONES**, the Portfolio Holder for Highways and Transport will reply:

- a) Public Protection have issued 1 Environmental Crime Report for littering and 1 for dog fouling in 2014 and none to date in 2015 in Ludlow.
- b) We do not issue Fixed Penalty Notices for parking contraventions they are Penalty Charge Notices (PCN's). The financial data given relates to income for those notices issued in the periods concerned rather than the total income from PCNs (as this would include PCNs issued outside these time periods). The details for Ludlow for 2014 and 2015 are as follows:-

2014 - PCNs issued            on street - 1326            car parks - 515

Revenue received on street - £43825	car parks - £12290
<u>2015</u> - PCNs issued on street - 948	car parks - 286
Revenue received on street - £26819	car parks - £5457

## **QUESTION 7**

**MR MILES KENNY** will ask the following question:

It is estimated that poor air quality in Shropshire equates to over 120 premature deaths annually, which is more than those killed or seriously injured on Shropshire roads each year.

No room for complacency here. Until recently, air quality was improving in Shrewsbury town centre, but not now. Shrewsbury is an Air Quality Management Area with some parts well in excess of national targets.

Road vehicles, in particular diesel cars and vans are the biggest contributors to poor air quality. The situation is made worse with engines idling at traffic lights and some remedial work has been carried out with lights changing when pollution reaches certain levels. New signage proposals directing traffic away from the town centre will help as will emission controls on diesel vehicles.

However these measures alone will not be enough to improve air quality. Diverting traffic from areas of poor air quality to areas where air quality is not so poor does not resolve the issues nor reduce overall air quality

So what else do you propose to do? Does this include “greening” the town with green walls? Discouraging traffic from using the High Street? Promoting alternatives to the private car such as public transport, walking and cycling?

**MR SIMON JONES**, the Portfolio Holder for Highways and Transport will reply:

The Portfolio Holder for Regulatory Services, Housing and Commissioning (Central) will shortly be reporting on the most recent air quality Updating and Screening Assessment due to be submitted to Defra early in 2016 which covers the years 2009 – 2014. Whilst Cllr Kenny has highlighted the significance of air quality issues the situation in Shrewsbury in 2014 has stabilised somewhat with peak nitrogen dioxide levels not exceeding EU hourly average limits at any point during 2014 which is an improvement on previous years. The issues within Shropshire reflect the national picture with market towns showing elevated air quality levels due largely to vehicle emissions and the unique geography of Shrewsbury making management of the situation difficult.

The Shrewsbury Integrated Transport package (SITP) approach to traffic management within Shrewsbury is leveraging in £12m of external funding, combining;

- a) To improve junctions around the inner bypass (inner ring road and main arterial links to the town centre at; Meole Brace roundabout; English Bridge Gyatory; Reabrook roundabout; Longden Coleham), to encourage greater use of the inner bypass for trips across the town, rather than using routes through the town centre. The anticipated outcomes from this will be improved journey times and journey time reliability assisting commuters and business travellers alike. Further to this will be safety improvements by providing crossing facilities at many of these junctions.
- b) To enhance the central Shrewsbury area, including Pride Hill, to further its financial viability.
- c) To develop the existing SCOOT signalling networks in the town with additional phases on the inner bypass and main entry points to the town centre. This will also include variable message signing around the town for traffic and car parks.
- d) The development of a wayfinding and signing strategy to assist pedestrian and drivers visiting the town.
- e) Pedestrian and cycle links which are currently “missing” from the network in order to encourage travel by modes other than the private car.
- f) A review of traffic management within the loop of the river.

There have been a number of key initiatives recently that are aimed at trying to reduce air quality impacts and these include:-

- 1) A research project funded by DEFRA to provide real time nitrogen dioxide sensors near to traffic signals in Shrewsbury to enable us to trigger changes in the timings at traffic signals and provide reactive traffic management reflecting air quality. Currently with urban traffic control, our priority is to try and move congested traffic out rather than assisting with moving traffic into the town, thus eliminating the backup effect.
- 2) Implementation of a revised taxi policy that introduces for the first time requirement for all taxis to meet European emission standards
- 3) Upgrading of the main buses serving Shrewsbury with cleaner, more modern vehicles
- 4) We are currently evaluating locations near to the Shrewsbury railway station for the installation of a novel green wall system designed at both reducing air quality impacts and promoting biodiversity with support funding from Natural England.

The main issue with air quality is avoiding extended exposure to elevated pollutant levels and in addition to trying to minimise pollutant levels through traffic management we use the development management regime to manage and mitigate the impacts of both increasing traffic from developments and ensuring that new residential sites are not in areas of high exposure and we remain committed to tackling this major public health issue with all of the opportunities available to the council.



<u>Committee and date</u>
Council
17 December 2015
10.00 am

# 9

## RETURNING OFFICER'S REPORT

**Responsible Officer** Claire Porter

Email: [claire.porter@shropshire.gov.uk](mailto:claire.porter@shropshire.gov.uk)

Telephone: (01743) 252763

I Claire Porter, the Returning Officer for the Shropshire Council area, do hereby certify that the person named below was elected as Councillor for the Belle Vue Division of the Shropshire Council area:

<u>Electoral Division</u>	<u>Name and Address</u>	<u>Description</u>
Belle Vue	Amy Jane Liebich 9 Millmead Sutton Road Shrewsbury Shropshire SY2 6DR	The Labour Party Candidate

Dated this 13<sup>th</sup> day of November 2015

Claire Porter  
Returning Officer  
The Shirehall  
Abbey Foregate  
SHREWSBURY  
SY2 6ND

I Claire Porter, the Returning Officer for the Shropshire Council area, do hereby certify that the person named below was elected as Councillor for the Meole Division of the Shropshire Council area:

<b><u>Electoral Division</u></b>	<b><u>Name and Address</u></b>	<b><u>Description</u></b>
Meole	Nicholas Julian Laurens 14 Lonsdale Drive Washford Park Shrewsbury Shropshire SY3 9QJ	The Conservative Party Candidate

Dated this 3<sup>rd</sup> day of December 2015

Claire Porter  
Returning Officer  
The Shirehall  
Abbey Foregate  
SHREWSBURY  
SY2 6ND



<u>Committee and Date</u>
COUNCIL
17 <sup>th</sup> December 2015
10.00 am

<u>Item</u>
<b>10</b>
<u>Public</u>

## REPORT OF THE PORTFOLIO HOLDER FOR HEALTH

**Portfolio Holder: Karen Calder**

Contact details: [Karen.calder@shropshire.gov.uk](mailto:Karen.calder@shropshire.gov.uk)

### 1. Introduction

1.1 Overall, the health and wellbeing of people in Shropshire is good and life expectancy is higher than the national average. However, as more of us live longer, we want to ensure that we are able to maintain good health, and the quality of our lives, for longer – adding life to years as well as years to life. Currently men in Shropshire are expected to live healthily up to the age of 65, however life expectancy is 80 years old for men, leaving 15 years of ill health on average. The comparable figure for women is 18 years difference between healthy life expectancy and life expectancy.

1.2 Many people in Shropshire can expect to live a long life, have a good education, earn a decent wage and live in appropriate accommodation. However this is not the case for everyone, health inequalities do exist meaning that some of us do not have the same life chances due to where we live, the jobs and education we have, or other factors such as having a physical or learning disability. Other influences that can affect our health and wellbeing are the lifestyle choices we make such as smoking, drinking alcohol and levels of physical activity.

1.3 Our Joint Strategic Needs Assessment (JSNA) tells us that our key health issues in Shropshire include:

- Mental health, including dementia;
- Rising obesity;
- Child poverty;
- Ageing population.

1.4 In addition, the rural nature of our county requires us to think carefully about how we organise services, influence policy, and support communities to make certain that Shropshire people are able to access the right support at the right time. This issue of rurality poses particular difficulties due to Shropshire being one of the lowest funded Local Authorities in the country with a budget of £32 per head of population rather than the national target of £35 per head (equating to a shortfall of almost £1m).

### 2. In-year Public Health Budget Reduction

2.1 In August 2015, the Department of Health (DH) began a consultation following the Government's announcement of a £200m reduction to the Public Health grant. The

consultation document set out four different options and requested feedback from LA's outlining their preferred option:

- A. Devise a formula that claims a larger share of the saving from LAs that are significantly above their target allocation;
- B. Identify LAs that carried forward unspent reserves into 2015/16 and claim a correspondingly larger share of the savings from them;
- C. Reduce every LA's allocation by a standard, flat rate percentage i.e. 6.2 per cent of the total grant for 2015/16 (£702,000 for Shropshire);
- D. Reduce every LA's allocation by a standard percentage unless an authority can show that this would result in particular hardship, taking account of the following criteria:
  - inability to deliver savings legally due to binding financial commitments;
  - substantial, disproportionate and unavoidable adverse impact on people who share a protected characteristic within the meaning of section 149 of the Equality Act 2010;
  - high risk that, because of its impact, the decision would be incompatible with the Secretary of State's duties under the NHS Act 2006 (in particular the duty to have regard to the need to reduce inequalities between people with regard to the benefits they can receive from public health services);
  - the availability of funding from public health or general reserves; or
  - any other exceptional factors.

2.2 Shropshire Council submitted two responses, one on behalf of the Director of Public Health and one on behalf of the Health and Wellbeing Board. Both responses gave a preference for Option A. and highlighted Shropshire's current underfunding of just under £1m in relation to the target allocation as opposed to thirty five LA's who are overfunded by at least £1m each. Both responses can be seen in their entirety in the appendices of this report.

2.3 Our partners, Shropshire CCG and Healthwatch also submitted similar responses and we await the DH's response.

### **3. Health Profiles**

3.1 The Local Authority Health Profiles are produced annually by Public Health England and bring together a number of outcome measures that highlight issues in the population's health. Overall, Shropshire is a healthy county and performs well on several health outcomes, some of the areas where Shropshire was better than the national average include:

- Premature mortality from CVD and cancer;
- Life expectancy at birth;
- Smoking related deaths;
- Acute sexually transmitted diseases.

3.2 There was only one indicator in the health profile where Shropshire performed worse than the national average, which was smoking in pregnancy. However, the smoking in pregnancy rate has reduced in recent years and it is expected that this figure will be even lower next year.

3.3 Although performance on the other indicators was either better or similar to the national average there is room for improvement on some of the indicators, for example:

- Obesity in adults;
- Excess weight in adults.



3.4 Although Shropshire has similar a profile compared to the national figures for these indicators they have a large impact on the population overall as they affect large numbers of people. They also contribute to future ill-health therefore to prevent people from being affected by long term conditions in the future it is important to tackle obesity and low levels of physical activity. The Health Profiles for Shropshire are included in the appendices of this report.

#### **4. Update from the Health and Wellbeing Board**

4.1 The Health and Wellbeing Board (HWBB) is now into its third year and is cementing its role as a strategic leader of the local health economy. Over the past year the HWBB has made strides in ensuring that health and wellbeing partners collaborate to understand the needs of Shropshire's local communities, that they agree priorities and work together to plan how best to deliver services. Key updates from the HWBB include the Local Government Association's 'Peer Challenge', development of the Shropshire Health and Wellbeing strategy, creation of the Health and Wellbeing Communication and Engagement strategy, the progressing refresh of the JSNA and the key role of the Board in supporting the development of the Future Fit programme and the Better Care Fund.

##### 4.2 HWBB Peer Challenge

4.2.1 During January 2015, the HWBB underwent a peer challenge by a team of 'critical friends' from across the country. The team of peers was made up of professionals representing CCGs, Councils, Healthwatch and the Local Government Association. The peer challenge team spent four days working with professionals and the public, taking part in comprehensive discussions, observations, workshops and focus groups to understand health and wellbeing in Shropshire. They sought to learn more about leadership, effective relationships, evaluating the impact of the health and wellbeing strategy and Shropshire's approach to improving the health and wellbeing of local residents.

4.2.2 Overall, the team found a sense of passion, common purpose, strong leadership and commitment to health and wellbeing within the HWBB. They felt that members and officers were determined to use partnership working to improve outcomes for local people. The main findings from the Peer Challenge pertained to focusing upon systems leadership and working on relationship with health and wellbeing partners to better understand each other's cultures and further develop partnership working. The Peer Challenge team also suggested a review of the Health and Wellbeing Strategy, which is now underway.

##### 4.3 Development of the Health and Wellbeing Strategy

4.3.1 Since the Peer Challenge, work has been underway to review the joint Health and Wellbeing Strategy. This has involved engaging partners from across the health economy and patient groups in the progression of the strategy. The HWBB was able to agree common priorities, the vision for Shropshire and key health issues to tackle. Shortly, the draft Health and Wellbeing Strategy is due to go to public consultation and feedback received will be considered and used to review the draft strategy.

4.3.2 Key themes for the development of health and wellbeing programmes are:

- Health promotion and resilience  
The HWBB will focus on prevention and wellbeing. Prevention is about making good choices for our lives at every stage and when we need support, as everyone will from time to time, services are there not only to help us feel better, but to help to stop illness or physical difficulty from happening again.
- Promoting independence at home

The HWBB sees home and the community as the first place to look for enabling care and support. A key role of a community is to support itself and its members.

- Promoting easy to access and joined up care

The HWBB will support the development of better joined up services and better access to services and information.

4.3.3 The Board will drive forward transformation programmes that will demonstrate real differences to the delivery of health and care in Shropshire; these include but are not limited to:

- The Better Care Fund
- NHS Future Fit
- The Care Act
- The Special Educational Needs & Disability Reforms (SEND) and the Children's Trust

4.3.4 Exemplar projects for 2015 include:

- Mental Health
- Carers
- Weight Management and Diabetes Care

#### 4.4 Health and Wellbeing Communication and Engagement Strategy

4.4.1 At the end of 2014, a Health and Wellbeing Task and Finish group was established to create a Communication and Engagement strategy for across the health and wellbeing economy. This document and its principles were created and agreed by partners and have allowed for closer and more joined-up working between organisations. A Communication and Engagement Operational Group now meets regularly.

#### 4.5 Development of the JSNA

4.5.1 Currently work is underway to expand the remit of the JSNA. A workshop has been organised with various council officers to look at how we can incorporate more information on a wider range of topics. A locality based JSNA is being produced which will endeavour to make strategic level information available at a locality level. This is being developed to mirror the areas covered in the places plan and should provide a useful basis for identifying areas with particular health needs.

4.5.2 Other developments for the JSNA include new information profiles on various topics to support service planning and needs assessment. This includes information on children with special educational needs, child and adolescent mental health, substance and alcohol misuse and adults with learning disabilities. It is envisaged that further information profiles will be developed as new data and information become available.

#### 4.6 Future Fit and Community Fit and the Better Care Fund

4.6.1 The HWBB has been involved in key decisions working to deliver the NHS Future Fit programme which is focusing upon improving services for urgent and emergency care, and planned care. As the work progresses, the Board will continue to contribute to the development of the work plans and aid in the redesign of community care and health services in the county as part of the Community Fit, primary care system.

4.6.2 Similarly, the HWBB has supported the implementation and development of the Better Care Fund (BCF) initiative. The BCF is working to make changes to care, focusing on keeping

people healthy, reducing time spent in ill health and reducing time spent in hospital. The focus for the BCF is upon four priority areas: prevention, early intervention, supporting people in crisis and supporting people to live independently for longer. The BCF reports regularly to the HWBB providing updates on its performance.

#### 4.7 Health Inequalities

4.7.1 Shropshire Council has continued to lobby for fair reimbursement of costs relating to cross border health arrangements between Shropshire and neighbouring counties in Wales. This has included presenting evidence to the Welsh Affairs Committee Inquiry around these arrangements and lobbying Public Health England to make changes to national guidelines. In particular, emphasis has been paid to the topic of sexual health service provision.

4.7.2 Shropshire's Public Health team and partners from the health sector have collaborated with Children's Services to create a needs assessment for children and young people with autism aged 0-25. The document is currently out for final public consultation before key partners will agree how to progress in order to address issues raised in the report.

### **5. Help2Change**

#### 5.1 Help2Change established within ip&e

5.1.1 Shropshire Council aims to ensure that all residents have access to the support they need to live long, satisfying and productive lives. The promotion of health and wellbeing, and the prevention of avoidable disease, is central to this ambition.

5.1.2 Following approval by Cabinet, a new public health provider team called 'Help2Change' was established within ip&e on 1<sup>st</sup> May 2015. The Help2Change team brings together expertise in health intelligence, social marketing, behaviour change and clinical support from the Council and the NHS, to deliver an integrated prevention service to the public, and consultancy support to commissioners.

A full business plan has been developed for Help2Change and approved by the Board of ip&e and the Cabinet of the Council. The focus is on supporting individuals, communities and employers to improve health and wellbeing, while reducing the pressure on treatment services.

5.1.3 Help2Change has an initial 3-year contract with Shropshire Council, and is also acting as a provider to external organisations. It has been agreed between the Council and ip&e that all profits generated by the Help2Change service will be re-invested in delivering public health outcomes and to promote the health and wellbeing of Shropshire residents.

5.1.4 Help2Change is working in collaboration with public sector, community and voluntary sector, and 'best in class' business partners to develop an integrated service and to innovate. It has contracts with the local GP Federation, Shropdoc, the Community NHS Trust and hospital trusts and has developed a number of key business partnerships to position itself as a national provider.

#### 5.2 Highlights from Help2Change (the first 3 months)

##### 5.2.1 Service integration

A new integrated team has been established on the same business site as Shropdoc, providing access at low cost to the NHS secure N3 network and a highly resilient IT and telecommunications infrastructure. Help2Change advisor staff have been cross-skilled to deliver a range of preventive services, including NHS Health Checks, stop-smoking services,

weight management, physical activity programmes and alcohol brief advice. Software integration and data sharing allows Help2Change appointments to be booked directly into GP surgeries, and consultation details to be added to GP records (with patient consent). A single telephone number provides access to all services from 8am-8pm Monday to Saturday. Help2Change is also providing access to this helpline to organisations outside Shropshire on a chargeable basis and has secured its first contract with a neighbouring local authority.

#### 5.2.2 Obesity prevention and weight management

Help2Change is supporting policy development on obesity prevention (e.g. through the Council's Young People's Scrutiny Committee and through the 'Eat Better Move More' programme with schools and families) and obesity management (e.g. in supporting the CCG to meet national recommendations for development of specialised obesity services for severe and complex obesity). Help2Change has launched a new weight management service for adults (Help2Slim), which is being provided within GP surgeries, community venues and workplaces. Help2Change has also signed a contract with the Shropshire Community Health NHS Trust to jointly develop a 'Fit Families' service for obese children and young people, to be launched later this year.

#### 5.2.3 Physical activity

A launch event for Shropshire's 'Year of Physical Activity' has been held, with the support of the Health & Wellbeing Board and engagement from a wide range of local stakeholders. A number of physical activity programmes are underway including the Get Active Feel Good programme for cancer patients (with MacMillan Cancer Support), Work Out at Work (with RJAH physiotherapists), Everybody Active Everyday Community pilot (with Leisure Services), School Sports Premium (with Energize), and Get Britain Standing Day. Help2Change has entered into a distributor agreement with a leading provider of sit-stand desks to strengthen the support it can give to employers to reduce sedentary behaviour, enhance productivity and improve health.

#### 5.2.4 Falls prevention

Help2Change has conducted a full system review of falls in Shropshire, in support of the Better Care Fund, working closely with Shropshire CCG and the Shropshire Community NHS Trust. This has led to a wide range of recommendations to reduce the impact of falls locally, and a business case is being developed for a fracture liaison service. Falls are a major cause of preventable morbidity and mortality, and have a significant impact on health and care budgets.

#### 5.2.5 Pregnancy health

A new data-sharing agreement between Help2Change and maternity services allows for direct referral to Help2Change of pregnant women who smoke or who are obese. A Healthy Baby project group has been established, working closely with midwives and children's centre staff, to gather social marketing insights from pregnant women and further enhance the services offered. Smoking at time of delivery has now fallen to its lowest recorded figure in Shropshire, supported by a dedicated Help2Quit in pregnancy service, which includes visits to patients' homes.

### **6. Pharmaceutical Needs Assessment**

6.1 In April 2015 Shropshire published a Pharmaceutical Needs Assessment (PNA). PNA is a key document used by NHS England local area teams to make decisions on new applications for pharmacies and change of services or relocations by current community pharmacies. It is also used by commissioners to help them to commission local services from community

pharmacies in areas of need. The PNA is a statutory requirement and has to be updated and refreshed by 2017.

## **7. Health Visiting Services**

7.1 From 1<sup>st</sup> October 2015, the commissioning responsibility for Health Visiting services and Family Nurse Partnership will transfer from NHS England to Public Health Departments within Local Authorities. The budgets and allocations have now been agreed. Due to the delay in the final service specification and NHS contracts the decision to novate or move to a Local Authority contract will be decided in September 2015. Work has been on-going over the last 12-18 months with both NHS England and Shropshire Community Health Trust to ensure a smooth transfer. Work has particularly focused on embedding the mandated core contacts within the service. Further work has been undertaken to look at developing an integrated two year review with both health and early years. A multi-agency task and finish group have worked to develop this and pilot sites of early years settings, children's centres and childminders identified to commence in September 2015. The aim of the integrated two year review is to:

- To identify the child's progress, strengths and needs at this age, in order to promote positive outcomes in health and wellbeing, learning and behaviour.
- To facilitate appropriate intervention and support for children and their families, especially those for whom progress is less than expected utilising the information from both reviews;
- To generate information which can be used to plan services and contribute to the reduction of inequalities in children's outcomes Integrated Review Development Group, 2012;
- To increase the number of children receiving a two year review.

7.2 Family Nurse Partnership (FNP) commenced recruitment of pregnant women under the age of 20 in November 2015. The team, who are based at the Roman Way Children's Centre, provide an intensive visiting programme for these parents up until the child's second birthday. FNP are working closely with other agencies including midwifery, health visiting and children's centres.

7.3 The health visiting and children's centre services have been working collaboratively over the last few years to achieve Baby Friendly Initiative Accreditation. The UK Baby Friendly Initiative is based on a global accreditation programme of UNICEF and the World Health Organization. It is designed to support breastfeeding and parent infant relationships by working with public services to improve standards of care. In July 2015 the BFI designation committee awarded both services full accreditation.

## **8. Screening and Immunisation**

8.1 Following the transfer of public health commissioning responsibilities to local authorities, screening and immunisation programmes are now commissioned by NHS England. Local authorities have a responsibility of supporting, reviewing and challenging delivery of these programmes. This responsibility is discharged through a health protection quality assurance group.

8.2 The uptake of childhood and seasonal flu immunisation programmes is higher than national and regional averages. Though the coverage is consistently high, the uptake rates vary among different areas. Public Health is working with NHS England to address this through working with local health economy partners. Over the last 12 months, the extension of seasonal flu vaccination programme to children aged 4 and changes in the HPV vaccination for girls in school year 8 (i.e. reduction of doses from three to two) have gone smoothly. Recent changes to immunisation programme include:

- Extension of seasonal flu immunisation programme to children of school years 1 and 2;
- Introduction of Meningitis B vaccination for children aged 2 months, 4 months and 12 months on 1<sup>st</sup> September 2015;
- Introduction of a temporary Meningitis ACWY vaccination for adolescents in response to increase in number of Meningitis Type W cases nationally. In the first phase the vaccination will be offered to children in school year 13 from 1<sup>st</sup> August 2015.

8.3 Shropshire Council is working with Public Health England and NHS England to reduce the health inequalities in screening and immunisation programme. In the first phase work will be undertaken to address the gaps for screening programmes.

## **9. Substance Misuse**

9.1 Following a review of drugs and alcohol services, the Public Health Drug and Alcohol Action Team, working with colleagues from Shropshire CCG, National Probation Service and Shropshire Council, are in the final stages of the tender of drug and alcohol services across Shropshire.

9.2 The procurement will result in a recovery system that is reflective and responsive to the needs of service users, families and young people. Signifying a steep change in how drug and alcohol services have previously been commissioned, the new recovery system will positively impact on those whose lives are adversely affected by drug and alcohol misuse and dependence. It will create an environment where treatment is optimised through appropriate care planning and review, where recovery is focused on individual needs and is at the core of all contacts and interventions. The new system will seek to achieve, in line with the National Drug Strategy 2010, the following outcomes:

- Freedom of dependence on drugs and / or alcohol;
- Prevention of drug related deaths and blood borne viruses;
- A reduction in crime and re-offending
- Sustained employment and the ability to access and sustain suitable accommodation;
- Improvement in mental and physical health and wellbeing;
- Improved relationships with family members, partners and friends;
- The capacity to be an effective parent.

9.3 Service users and families will play an important role in developing and delivering these services. Through the lifetime of the contract their role will be developed from passive recipients of services to mutually equal partners in the recovery process.

9.4 Following the contract award announcement that is anticipated in late September, the new service will start on the 1<sup>st</sup> February 2016.

## **10. Sexual Health**

10.1 In April 2013, Local Authorities became responsible for commissioning comprehensive, open-access, contraception and sexually transmitted infections (STIs) testing and treatment services, for the benefit of all persons present in the area. Shropshire Council's Public Health Team has completed a comprehensive needs assessment of sexual health to collate data on all aspects of sexual health and consult the public and professionals.

10.2 Shropshire has the lowest diagnosis rates for all STIs in the West Midlands. Teenage pregnancy rates continue to remain lower than national and regional rates. The needs assessment has provided recommendations for improvement of services including implementing interventions to reduce the late diagnosis of HIV, improving access to sexual health services, considering young people specific services and raising awareness of the different sexual health services.

10.3 This information, along with Shropshire Council's intention to secure better and more effective integrated sexual health services has led to the retendering of services. An integrated sexual health service model aims to improve sexual health by providing easy access to high quality services through open access 'one stop shops', where the majority of sexual health and contraceptive needs can be met at one site, usually by one health professional, in services with extended opening hours and accessible locations. The service will meet the following objectives:

- To build knowledge and resilience among young people
- To provide rapid access to high quality services
- To ensure people remain healthy as they age
- To prioritise prevention
- To reduce rates of STIs among people of all ages
- To reduce onward transmission of HIV and avoidable deaths from it
- To reduce unintended pregnancies among all women of fertile age
- To continue to reduce the rate of under 16 and under 18 conceptions

10.4 It is anticipated that the contract award announcement will be made early in the new year with a contract commencement date of 1<sup>st</sup> April 2016.

## **11. Public Health England Visit**

11.1 Following the NHS Reforms of 2013, Public Health England (PHE) have conducted visits to each Local Authority across the country. In early 2015, Shropshire was visited by Duncan Selbie, Chief Executive of PHE, our Regional PHE Director and PHE West Midlands Centre Director. During the meeting, Shropshire's good practice and key highlights from the last two years were shared. Shropshire Public Health team colleagues also used this opportunity to highlight continuing issues around rural care and health inequalities which link to the current funding arrangements for Public Health budgets.

11.2 In Duncan's feedback following the visit, he praised Public Health's partnership working, its engagement with projects such as Future Fit and the Better Care Fund and our focus upon prevention as a key priority. In relation to health inequalities, he said: *'I have been to many places over the past two years but none more motivating nor where this is so obviously understood'*. Public Health continue to maintain strong links with Public Health England.

## Appendices

1. Shropshire Health Profile



Appendix 1 - Health Profile 2015.pdf

2. Shropshire ChiMat Profile



Appendix 2 - Child Health Profile 2015.pdf

3. Public Health Annual Report



Appendix 3 - Public Health Annual Report

4. DPH/Shropshire Council DH Consultation Response



Appendix 4 - DPH Shropshire Consultation Response

5. HWBB DH Consultation Response



Appendix 5 - DH PH Allocations - Shropshire





<u>Committee and Date</u>  Cabinet 9 <sup>th</sup> December 2015  Council 17 <sup>th</sup> December 2015	<u>Item</u>  <b>11</b>  <u>Public</u>
--	---

## SETTING THE COUNCIL TAX TAXBASE FOR 2016/17 AND VIREMENT

**Responsible Officer** James Walton  
e-mail: james.walton@shropshire.gov.uk Tel:(01743)255011

### 1. Summary

- 1.1. In order to determine the appropriate Council Tax levels for Shropshire Council, it is necessary to determine the Council Tax taxbase for the area. The budget requirements of the various precepting authorities are divided by this figure to arrive at the Band D Council Tax.
- 1.2. For 2016/17 the Council Tax taxbase will be 104,912.48 Band D equivalents, this is an increase of 2.44% from 2015/16.
- 1.3. The Council Tax taxbase has a direct impact on the Council Tax that will be levied by the Council for 2016/17.
- 1.4. This report has been amended from the report taken to Cabinet on 9 December 2015 to seek approval for a virement in the current financial year, 2015-16, of £1.382m to Adult Services.

### 2. Recommendations

Members are asked:

- 2.1 To approve, in accordance with the Local Authorities (Calculation of Tax Base) (England) Regulations 2012, the amount calculated by Shropshire Council as its Council Tax taxbase for the year 2016/17, as detailed in Appendix A, totalling 104,912.48 Band D equivalents.
- 2.2 To note continuation of the Council's current localised Council Tax Support (CTS) scheme in 2016/17. The scheme is attached at Appendix B.
- 2.3 To note the exclusion of 10,986.82 Band D equivalents from the taxbase as a result of localised Council Tax Support.

- 2.4 To note continuation of the discretionary Council Tax discount policy of 0% in respect of second homes (other than those that retain a 50% discount through regulation as a result of job related protection) and note the inclusion of 672.72 Band D equivalents in the Council Tax taxbase as a result of this discount policy.
- 2.5 To note continuation of the discretionary Council Tax discount policy of 50% for up to 12 months in respect of vacant dwellings undergoing major repair, i.e. former Class A exempt properties, and the resulting exclusion of 106.39 Band D equivalents from the Council Tax taxbase.
- 2.6 To note continuation of the discretionary Council Tax discount policy in respect of vacant dwellings, i.e. former Class C exempt properties, of 100% for one month, i.e. effectively reinstating the exemption, and then a 25% discount for the remaining five months and the resulting exclusion of 195.11 and 264.36 Band D equivalents respectively from the Council Tax taxbase.
- 2.7 To note continuation of the “six week rule” in respect of vacant dwellings, i.e. former Class C exempt properties.
- 2.8 To note continuation of the discretionary power to levy a Council Tax premium of 50% in relation to dwellings which have been empty for more than two years and the resulting inclusion of 228.94 Band D equivalents in the Council Tax taxbase.
- 2.9 To approve a collection rate for the year 2016/17 of 98.5%.
- 2.10 To approve a virement of £1.382m from Corporate Resources to Adult Services as detailed in Section 11.

## REPORT

### **3. Risk Assessment and Opportunities Appraisal**

- 3.1 Expression of Council Tax Support in terms of Band D equivalents results in a higher potential for inaccuracies in the determination process as Council Tax Support is a significantly more volatile discount element.
- 3.2 Details of the potential risk in relation to establishing a collection rate allowance is detailed within this report in Section 9.

### **4. Financial Implications**

- 4.1 The Council Tax taxbase figure impacts on the Council Tax that will be levied by the Council for 2016/17.

- 4.2 The implication of the Council's localised Council Tax Support scheme are detailed in Section 6.
- 4.3 The implications of maintaining the discount in respect of second homes at 0% are detailed in Section 7.1.
- 4.4 The implications of maintaining the discount in respect of vacant dwellings undergoing major repair at 50% are detailed in Section 7.2
- 4.5 The implications of maintaining the discount in respect of vacant dwellings are also detailed in Section 7.2.
- 4.6 The implications of maintaining a 50% premium in respect of properties which have been empty for more than two years are detailed in Section 7.3.
- 4.7 The implications regarding the determined collection rate are detailed in Section 9.

## **5. Background**

- 5.1 Shropshire Council has responsibility for determining the Council Tax taxbase for the Council's geographical area.
- 5.2 The taxbase for Council Tax must be set between 1 December 2015 and 31 January 2016 in relation to 2016/17, as prescribed by the Local Authorities (Calculation of Council Tax Base) Regulations 2012.
- 5.3 The Council is also required to inform the major precepting authorities, West Mercia Police & Crime Commissioner and Shropshire & Wrekin Fire Authority, of the taxbase in order to enable the calculation of Council Tax for the following year. Each town and parish council is also notified of its own Council Tax taxbase.
- 5.4 The purpose of this report, therefore, is to determine and approve the Council Tax taxbase for Shropshire Council for 2016/17.

## **6. Council Tax Support**

- 6.1 The 2010 Spending Review announced the localisation of council tax support and The Welfare Reform Act 2012 abolished Council Tax Benefit from 31 March 2013 and required that Local Government created a localised Council Tax Support (CTS) scheme effective from 1 April 2013, accommodating a reduction in funding of 10%.
- 6.2 Shropshire Council's localised CTS scheme was approved in October 2012. No changes to the scheme are proposed and so the current scheme will continue to be used during 2016/17. The current scheme is attached at Appendix B.

- 6.3 From 2013, therefore, council tax support has taken the form of reductions within the council tax system, replacing national council tax benefit. Making reductions part of the council tax system reduces a billing authority's Council Tax taxbase. Billing and major precepting authorities receive funding (Council Tax Support Grant) which reduce their council tax requirement and, depending on the design of the local council tax scheme, can help offset the council tax revenue foregone through reductions.
- 6.4 An estimate of the effect of the local Council Tax Support Scheme on the Council Tax taxbase has been determined for Shropshire. It is estimated that the Council Tax Support Scheme will reduce the Council Tax taxbase by 10,986.82 Band D equivalents.
- 6.5 As Council Tax Support entitlement will vary throughout the year and this will affect the taxbase it is more likely that the amount of Council Tax collected in 2016/17 will vary from the estimate.

## **7. Discretionary Discount Policies**

### **7.1 Second Homes**

- 7.1.1 Second homes are defined as furnished properties which are not occupied as a person's main residence and include furnished properties that are unoccupied between tenancies.
- 7.1.2 The Local Government Act 2003 gave councils new discretionary powers to reduce the 50% Council Tax discount previously awarded in respect of second homes to between 10% and 50% with effect from 1<sup>st</sup> April 2004. Councils retain the additional income raised by reducing the second homes Council Tax discount.
- 7.1.3 The Local Government Act 2012 further extended billing authorities' discretion over the second homes discount to between 0% and 50%. On 17 October 2012 Cabinet approved the reduction of the second homes Council Tax discount from 10% to 0%.
- 7.1.4 The figures used for the 2016/17 Council Tax taxbase incorporate a 0% Council Tax discount in respect of second homes (other than those that retain a 50% discount through regulation as a result of job related protection). Implementation of this policy results in the inclusion of 672.72 Band D equivalents in the taxbase.

## Vacant Properties

### 7.2 Former Class A & Class C Exempt Properties

- 7.2.1 The Local Government Act 2012 abolished both Class A and Class C exemptions and gave billing authorities' discretion to give discounts of between 0% and 100%. Class A exemptions were previously available for up to 12 months in respect of a vacant property which required, was undergoing, or had recently undergone major repair work to render it habitable, or structural alteration. Class C exemptions were previously available for up to six months after a dwelling became vacant.
- 7.2.2 On 17 October 2012 Cabinet approved the award of a 50% Council Tax discount in respect of vacant dwellings undergoing major repair, i.e. former Class A exempt properties.
- 7.2.3 In respect of former Class A exempt properties the figures used for the 2016/17 Council Tax taxbase allow for the continuation of the decision previously approved by Council, i.e. to award a 50% discount for up to 12 months. Continuation of this policy results in the exclusion of 106.39 Band D equivalents from the taxbase.
- 7.2.4 On 17 October 2012 Cabinet also approved the award of a 25% Council Tax discount in respect of vacant dwellings, i.e. former Class C exempt properties.
- 7.2.5 Implementation of this policy resulted in a large number of low value Council Tax demands being raised primarily in relation to landlords whose properties are between tenants. A significant number of landlord complaints were received in relation to these Council Tax demands and these small amounts proved to be very difficult to collect. It was, therefore, proposed and approved that a 100% discount be awarded for one month, i.e. effectively reinstating the exemption, and then a 25% discount be awarded for the remaining five months.
- 7.2.6 In order to avoid fraudulent 100% claims in respect of these types of properties it was also proposed and approved that the "six week rule" be applied, i.e. if a dwelling which is unoccupied and unfurnished is either exempt or entitled to a discount, becomes occupied or substantially furnished for a period of less than six weeks, after which it falls empty again, it will only resume exemption or discount for any of the original exemption or discount period which remains.
- 7.2.7 In respect of former Class C exempt properties the figures used for the 2016/17 Council Tax taxbase incorporate a discount of 100% for one month and a 25% discount for the remaining five months. Continuation of this policy results in the exclusion of 195.11 and 264.36 Band D equivalents respectively from the taxbase.

### 7.3 Empty Homes Premium

7.3.1 The Local Government Act 2012 also gave billing authorities' discretion to levy an empty homes premium of 50% after a dwelling has been empty and unfurnished for at least two years. In December 2013 Shropshire Council chose to enact this discretionary power with effect from April 2014.

7.3.2 The figures used for the 2016/17 Council Tax taxbase incorporate a 50% Council Tax premium in respect of dwellings which have been empty for more than two years. Implementation of this policy results in the inclusion of 228.94 Band D equivalents in the taxbase.

## 8. Taxbase Calculation

8.1 Based on the valuation list, the Council Tax taxbase is the number of properties in the area falling within each council tax property valuation band, modified to take account of the adjustments set out below. Taxbase is expressed as a Band D equivalent.

8.2 An analysis of Council Tax bands within Shropshire Council is detailed below:

Property Band	House Value	Ratio to Band D	Analysis of Dwellings on the Valuation List (%) (as at 14 <sup>th</sup> September 2015)	% Increase / (Decrease) over 2014/15
A	Under £40,000	6/9	18.9	0.7
B	40,001 - 52,000	7/9	25.9	1.2
C	52,001 - 68,000	8/9	20.7	0.7
D	68,001 - 88,000	9/9	14.4	0.9
E	88,001 - 120,000	11/9	10.9	1.1
F	120,001 - 160,000	13/9	5.8	0.9
G	160,001 - 320,000	15/9	3.2	0.6
H	Over 320,000	18/9	0.2	1.5

8.3 There are 137,743 properties in the valuation list for the Shropshire Council area. This compares with a figure of 136,518 in the list at the same time last year. There has been an increase of 1,225 properties overall, which equates to 0.90% and the number of properties in all property bands has increased.

8.4 The methodology followed for calculating the taxbase is as follows:

- Ascertain the number of properties in each Council Tax band (A to H) shown in the valuation list as at 14 September 2015.
- Adjust for estimated changes in the number of properties through new build, demolitions and exemptions.
- The number of discounts and disabled relief allowances which apply as at 5 October 2015.

- Convert the number of properties in each Council Tax band to Band D equivalents by using the ratio of each band to Band D and so arrive at the total number of Band D equivalents for the Council.
- Adjust the total number of Band D equivalents by the estimated Council Tax collection rate for the year

These calculations are undertaken for each property band in each parish.

## 9. Collection Rate

- 9.1 In determining the taxbase, an allowance has to be made to provide for changes to the taxbase during the year (e.g. due to new properties, appeals against banding, additional discounts, Council Tax Support award changes, etc.) as well as losses on collection arising from non-payment. This is achieved by estimating a Council Tax collection rate for the year and must be common for the whole of Shropshire.
- 9.2 A collection rate of 98.0% was assumed for the 2015/16 financial year and it is recommended that a collection rate of 98.5% should be assumed for the purpose of determining the Council Tax taxbase in 2016/17.
- 9.3 Actual in year collection rates in 2012/13, 2013/14 and 2014/15 were 98.3%, 98.1% and 98.3% respectively. Furthermore, the collection rate for 2015/16 is currently projected to outturn at around 98.4%. It therefore appears that the anticipated higher potential for inaccuracy introduced into the Council Tax taxbase determination process, as a result of the requirement to express the local Council Tax Support scheme in terms of a reduction in the taxbase, has not actually resulted in a lower collection rate.
- 9.4 This may be because the discount element associated with Council Tax Support has not actually been as volatile as anticipated or because the already excellent collection rates achieved by the Revenues Team have improved even further and so compensated for the effect of Council Tax Support. The amount of Council Tax foregone, as a result of Council Tax Support taking the form of Council Tax reductions, has fallen year on year since the introduction of localised Council Tax Support in 2013/14. Consequently, reduction in the Council Tax taxbase due to the Council Tax Support Scheme has gradually diminished, so lessening the susceptibility of the collection rate to volatility in Council Tax Support levels during the year. Revision of the collection rate from 98.0% utilised in 2015/16 to 98.5% is, therefore, being recommended for 2016/17.
- 9.5 If the actual rate exceeds 98.5% a surplus is generated, which is shared between the Unitary Council, West Mercia Police & Crime Commissioner and Shropshire & Wrekin Fire Authority, pro rata to their demand on the Collection Fund for the relevant year. Conversely, any shortfall in the collection rate results in a deficit, which is shared in a similar manner. The surplus or deficit is taken into account in setting the Council Tax in the following year.

## 10. Council Tax Base

- 10.1 The estimated Council Tax taxbase for the whole of the area will be used by this Council to calculate its Council Tax Levy. It will also be used by West Mercia Police & Crime Commissioner and Shropshire & Wrekin Fire Authority to calculate the levy in respect of their precepts.
- 10.2 The Council Tax taxbase for this purpose in 2016/17 is 104,912.48 Band D equivalents, an increase of 2.44% from 2015/16. The detailed build of this figure analysed by both parish and town council and Environment Agency region is shown in Appendix A.

## 11. 2015/16 Virement

- 11.1 The Financial Strategy Report identified the need for a virement in 2015/16. A virement at this level requires Council approval and therefore has been added to this existing report for approval.
- 11.2 As part of the review of the financial strategy for the Cabinet Report in December, a small amount of base budget funding was identified as available as a result of overly prudent assumptions in resource forecasts. This relates specifically to a Business Rates Appeals provision that was built into base budget and can now be reduced, following a recent review. It is recommended that this resource (£1.382m) is vired to Adult Services in 2015/16 as base budget. This approach will help to ensure the opening budget for Adult Services for 2016/17 is closer to projections set out in the Sustainable Business Model.

### List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

N/A

### Cabinet Member (Portfolio Holder)

David Turner, Portfolio Holder for Resources, Finance & Support

### Local Member

N/A

### Appendices

Appendix A: 2016/17 Parish and Town Council Tax Taxbase Summary for Shropshire Council.

Appendix B: Shropshire Council's Localised Council Tax Support Scheme



2016/17 Parish and Town Council Council Tax Taxbase Summary for Shropshire Council	APPENDIX A
Parish / Town Council	Council Tax Taxbase (Band D Equivalents)
Abdon & Heath	104.73
Acton Burnell, Frodesley, Pitchford, Ruckley & Langley	238.93
Acton Scott	35.89
Adderley	171.63
Alberbury with Cardeston	367.91
Albrighton	1,474.54
All Stretton, Smethcott & Woolstaston	168.74
Alveley & Romsley	822.11
Ashford Bowdler	35.51
Ashford Carbonel	184.74
Astley	197.00
Astley Abbotts	234.04
Aston Bottrell, Burwarton & Cleobury North	115.14
Atcham	124.56
Badger	54.42
Barrow	261.28
Baschurch	936.83
Bayston Hill	1,737.46
Beckbury	148.85
Bedstone & Bucknell	300.15
Berrington	335.72
Bettws-Y-Crwyn	84.27
Bicton	373.93
Billingsley, Deuxhill, Glazeley & Middleton Scriven	156.93
Bishops Castle Town	625.68
Bitterley	334.63
Bomere Heath & District	779.77
Bonningale	139.76
Boraston	74.23
Bridgnorth Town	4,474.41
Bromfield	113.91
Broseley Town	1,426.63
Buildwas	97.52
Burford	429.45
Cardington	199.81
Caynham	490.25
Chelmarsh	221.25
Cheswardine	376.20
Chetton	156.68
Childs Ercall	287.16
Chirbury with Brompton	332.60
Church Preen, Hughley & Kenley	117.63
Church Pulverbatch	162.41
Church Stretton & Little Stretton Town	2,122.54
Claverley	829.05
Clee St. Margaret	66.77
Cleobury Mortimer	1,123.68
Clive	235.52
Clun & Chapel Lawn	483.38
Clunbury	244.80

2016/17 Parish and Town Council Council Tax Taxbase Summary for Shropshire Council	APPENDIX A
Parish / Town Council	Council Tax Taxbase (Band D Equivalents)
Clungunford	140.15
Cockshutt-cum-Petton	283.27
Condover	794.90
Coreley	133.25
Cound	200.19
Craven Arms Town	758.08
Cressage, Harley & Sheinton	393.65
Culmington	164.51
Diddlebury	257.06
Ditton Priors	325.36
Donington & Boscobel	574.80
Eardington	232.79
Easthope, Shipton & Stanton Long	191.94
Eaton-Under-Heywood & Hope Bowdler	180.73
Edgton	46.08
Ellesmere Rural	872.77
Ellesmere Town	1,343.20
Farlow	179.63
Ford	286.53
Great Hanwood	360.22
Great Ness & Little Ness	424.16
Greete	50.82
Grinshill	110.43
Hadnall	283.71
Highley	993.81
Hinstock	424.42
Hodnet	550.30
Hope Bagot	29.70
Hopesay	233.69
Hopton Cangeford & Stoke St. Milborough	160.24
Hopton Castle	39.65
Hopton Wafers	271.71
Hordley	101.54
Ightfield & Calverhall	183.88
Kemberton	114.52
Kinlet	397.58
Kinnerley	471.51
Knockin	112.62
Leebotwood & Longnor	198.04
Leighton & Eaton Constantine	203.55
Llanfairwaterdine	97.64
Llanyblodwel	253.80
Llanymynech & Pant	645.99
Longden	497.84
Loppington	255.39
Ludford	241.36
Ludlow Town	3,366.44
Lydbury North	218.95
Lydham & More	121.26
Mainstone & Colebatch	87.32

2016/17 Parish and Town Council Council Tax Taxbase Summary for Shropshire Council	APPENDIX A
Parish / Town Council	Council Tax Taxbase (Band D Equivalents)
Market Drayton Town	3,615.57
Melverley	51.89
Milson & Neen Sollars	121.35
Minsterley	529.87
Montford	224.74
Moreton Corbett & Lee Brockhurst	123.99
Moreton Saye	195.50
Morville, Acton Round, Aston Eyre, Monkhopton & Upton Cressett	351.56
Much Wenlock Town	1,173.56
Munslow	174.39
Myddle & Broughton	583.38
Myndtown, Norbury, Ratlinghope & Wentnor	256.88
Nash	133.11
Neen Savage	148.23
Neenton	61.24
Newcastle	130.25
Norton-In-Hales	281.60
Onibury	127.09
Oswestry Rural	1,508.65
Oswestry Town	5,048.97
Pontesbury	1,171.25
Prees	1,029.32
Quatt Malvern	89.21
Richards Castle	135.06
Rushbury	265.45
Ruyton-Xi-Towns	441.36
Ryton & Grindle	77.98
Selattyn & Gobowen	1,168.38
Shawbury	819.69
Sheriffhales	310.85
Shifnal Town	2,480.89
Shrewsbury Town	22,624.79
Sibdon Carwood	35.39
St. Martins	843.19
Stanton Lacy	159.88
Stanton-Upon-Hine Heath	221.87
Stockton	125.94
Stoke-Upon-Tern	450.72
Stottesdon & Sidbury	320.42
Stowe	48.84
Sutton Maddock	106.55
Sutton-Upon-Tern	409.14
Tasley	399.92
Tong	115.98
Uffington	99.06
Upton Magna	152.37
Welshampton & Lyneal	345.09
Wem Rural	668.25
Wem Town	1,877.62
West Felton	506.63

2016/17 Parish and Town Council Council Tax Taxbase Summary for Shropshire Council	APPENDIX A
Parish / Town Council	Council Tax Taxbase (Band D Equivalent)
Westbury	518.28
Weston Rhyn	803.36
Weston-Under-Redcastle	124.77
Wheathill	73.00
Whitchurch Rural	552.32
Whitchurch Town	3,012.46
Whittington	815.73
Whitton	53.73
Whixall	326.23
Wistanstow	327.44
Withington	103.80
Woore	563.84
Worfield & Rudge	893.05
Worthen with Shelve	769.02
Wroxeter & Uppington	160.53
<b>Shropshire Council Total</b>	<b>104,912.48</b>
Environment Agency - Severn Trent Region	98,644.72
Environment Agency - Welsh Region	3,966.57
Environment Agency - North West Region	2,301.19
<b>Shropshire Council Total</b>	<b>104,912.48</b>

## SHROPSHIRE COUNCIL – BENEFITS SERVICE

### COUNCIL TAX SUPPORT (CTS)

#### Introduction

The current Council Tax Benefit scheme is a means tested benefit that helps people with a low income to pay their Council Tax.

From April 2013 this will be abolished and all local authorities will provide a new scheme called 'Council Tax Support'. The funding that is provided for this scheme will be reduced by 10% and therefore it is likely that some people will have to pay more towards their Council Tax bill.

The changes will not affect pensioners even though they will move into the new scheme. The Government have confirmed that all pensioners will be protected and receive the same amount of benefit they do now under the current Council Tax Benefit Scheme.

Each local authority will be able to provide Council Tax support in a different way depending on local needs, funding available and how it can be administered. Each Council is expected to devise a new scheme and then put this to public consultation by the end of 2012.

Our new scheme was devised and published on the Shropshire Council website for customers, stakeholders and other agencies to comment on. Public consultation closed on the 14<sup>th</sup> December and the new scheme was formally adopted by the Council on 16<sup>th</sup> January 2013.

Anyone of working age will now be subject to the new scheme from April 2013. The differences that you will see in the new Council Tax Support Scheme are: -

- Removal of second adult rebate
- Reduction of the capital limit from £16,000 to £10,000
- Removal of earnings disregards
- Removal of child benefit disregard
- Increase in non-dependant deductions

*Please note the following amendments are for the calculation of Council Tax Support only and do not affect Housing Benefit calculations. **Removal of Second Adult Rebate***

Second Adult Rebate (2AR) is awarded to a customer based on the circumstances of a second adult living in the property. Under the new scheme this has been abolished and will no longer be effective from 01.04.13.

Pensioner claims will also be affected by this change as the 2AR is granted on the circumstances of the second adult not themselves. Better buy calculations will no longer be applicable from 01.04.13.

### **Reduction of the capital limit**

For working age people the capital limit will reduce to £10,000 from 01.04.13. This will mean that if a customer's savings amounts to more than £10,000 they will not be entitled to CTS. The lower capital limit of £6,000 remains the same.

Tariff income calculations remain as is i.e. from the total amount if capital £6,000 is deducted, the remainder is then dived by 250 if the result is not an exact multiple of £1 the result is rounded up to the next whole £1

All other capital rules including static savings, land and property, shares, etc remain the same.

### **Removal of Earnings disregards**

All income disregards for working age people will cease from the 01.04.13.

### **Removal of Child Benefit disregards**

Child benefit will no longer be disregarded from the calculation of CTS from the 01.04.03.

### **Increase in non-dependant earned income deductions (working age only)**

From 01.04.13 non dep deductions will increase to the following: -

£5 for anyone earning under £100,  
£10 for anyone earning between £100 and £150  
£20 for anyone earning over £150 per week

This deduction will only be made from their earned income. It won't affect any other income they receive.

### **Non-dependant earned income deductions (pension age only)**

Gross income less than £186.00	=	£3.65
Gross income £186.00 to £321.99	=	£7.25
Gross income £322.00 to £400.99	=	£9.15
Gross income £401.00 or above	=	£10.95

### **Unearned income will attract the following disregards (working age and pension age):**

Others aged 18 or over incl. JSAC & ESAC	=	£3.65
In receipt of Pension Credit, IS, JSA(IB), ESA(IR)	=	nil

**(If nil income is added to the claim for the non-dep it appears to take the maximum deduction).**

**A new minimum earnings threshold will be introduced with effect from 01/04/15 to reflect the current arrangements in the Housing Benefit scheme.**

This minimum earnings threshold will help to determine whether a European Economic Area (EEA) national's previous or current work can be treated as genuine and effective for the purposes of deciding whether they have a right to reside in the UK as a worker or self-employed person.

The minimum earnings threshold has been set at the level at which workers start to pay National Insurance Contributions (NICs), currently £153 a week in the 2014/15 tax year. If an EEA national can prove that they have been earning at least this amount for a period of 3 months immediately before they claim CTS their work can be treated as genuine and effective and they will have a right to reside as a worker or self-employed person.

If they do not satisfy the minimum earnings threshold criteria, a further assessment will be undertaken against a broader range of criteria (such as hours worked, pattern of work, nature of employment contract etc.) to determine whether their employment is genuine and effective.

Ultimately, if an EEA national's income does not meet the minimum earnings threshold or the additional criteria to be classified as genuine and effective employment they will not be eligible for CTS.

**Special Educations Needs Allowance – to be disregarded in full with effect from 01/09/14**

**War Pensions / Armed Forces Compensation Scheme Guaranteed Income Payments – to be disregarded in full with effect from 01/04/13 (and to be consistent with Housing Benefit)**

**From 01/04/15 the CTR scheme will include changes to the habitual residency test to reflect changes to the Housing Benefit (HB) regulations.**

The amendments to the CTS scheme removes access to CTS for EEA jobseekers who make a new claim for CTS on or after 1 April 2015. EEA nationals who are self-employed, are workers or who are unemployed but retain their worker status have the same rights to CTS as a UK national and their situation remains unchanged.

EEA jobseekers who are entitled to CTS and JSA(IB) on 31 March 2015 will be protected until they have a break in their claim for CTS or JSA. If their JSA ends because they have started work, then as long as we can be satisfied that their employment is genuine and effective they will be able to access in-work CTS as either a worker or a self-employed person. Claimants receiving in-work CTS beyond 1 April will continue to be able to access CTS, if they become entitled to JSA(IB) on or after that date, but only if they retain their worker status. If they are a jobseeker then their CTS entitlement ends from the Monday following the cessation of work.

## SUMMARY OF CHANGES FROM 01.04.13

Current Council Tax Benefit Scheme (CTB)	Council Tax Support (CTS)
<b>Second Adult Rebate</b> - Awarded to the customer based on the circumstances of 'second adult'. Can be awarded due to a 'better buy' comparison	No award due for second person. On 'better buy' calculation customer will only be awarded any CTS due.
<b>Reduction of the capital limit</b> - Upper capital limit of £16,000. Above this limit the person would not qualify for CTB. Lower capital of £6,000. Below this figure amount is ignored. Amounts above £6,000 attract tariff income at £1 for every £250 or part of above the lower capital limit	Upper capital limit of £10,000. Above this limit the person would not qualify for CTB. Lower capital of £6,000. Below this figure amount is ignored. Amounts above £6,000 attract tariff income at £1 for every £250 or part of above the lower capital limit
<b>Removal of earnings disregards –</b> Permitted work - £97.50 Lone parents - £25.00 Disabled, carers or special occupations - £20.00 Couples - £10 Single £5	Permitted work - £0 Lone parents - £0 Disabled, carers or special occupations - £0 Couples - £0 Single £0
<b>Removal of Child Benefit disregard –</b> Child Benefit is fully disregarded for the calculation of CTB	Child benefit is fully included for the calculation of CTS
<b>Increase in non-dependant deductions (using current figures)</b> On pass ported benefit - £0.00 On JSA C/ESAC - £3.30 Works less than 16 hours on maternity, paternity, adoption or sick leave - £3.30 Income more than £394.00 per week – £9.90 £316.00 to £393.99 per week – £8.25 £238.00 to £315.99 per week - £6.55 £183.00 to £237.00 per week - £3.30 £124.00 to £182.99 per week – £3.30 Under £124.00 – £3.30	On pass ported benefit - £0.00 On JSA C/ESAC - £3.30 Works less than 16 hours on maternity, paternity, adoption or sick leave - £3.30 Earnings less than £100 - £5.00 Earnings between £100 and £150 - £10.00 Earnings above £150 - £20.00



## APPEALS

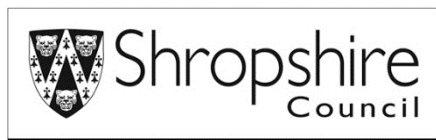
There will be no joint HB/CTR appeals – they will be heard separately by different bodies. First Tier Tribunals will hear the Housing Benefit appeals (as now) and the Valuation Tribunals Service will hear Council Tax Support appeals.

The legislation is contained within the Local Government Finance Act. Appeals against the local Council Tax Support Scheme will be covered by Regulation 16(b).

### Process:

- The customer firstly needs to write to the Council saying they disagree with the decision. There is no time limit to do this. They can request this at any time.
- If we do not alter our original decision the customer has the right to appeal to the Valuation Tribunal.
- To appeal to the Valuation Tribunal the customer will need to do this on line at [www.valuationtribunal.gov.uk](http://www.valuationtribunal.gov.uk)
- The customer must complete the on line appeal application within two months of the date of the decision notice sent by ourselves upholding the original decision

**This page is intentionally left blank**



<u>Committee and Date</u>	<u>Item</u>
Audit Committee 26 November 2015	
Cabinet 9 December 2015	
Council 17 December 2015	
	<u>Public</u>

## TREASURY STRATEGY 2015/16 – MID YEAR REVIEW

**Responsible Officer** James Walton

e-mail: james.walton@shropshire.gov.uk

Tel: (01743) 255011 Fax (01743) 252390

### 1. Summary

1.1 This mid year Treasury Strategy report has been prepared in compliance with CIPFA's Code of Practice on Treasury Management 2011 and covers the following:-

- An economic update for the first six months of 2015/16
- A review of the Treasury Strategy 2015/16 and Annual Investment Strategy
- A review of the Council's investment portfolio for 2015/16
- A review of the Council's borrowing strategy for 2015/16
- A review of any debt rescheduling undertaken
- A review of compliance with Treasury and Prudential limits for 2015/16

1.2 The key points to note are:-

- The internal treasury team achieved a return of 0.58% on the Council's cash balances outperforming the benchmark by 0.22%. This amounts to additional income of £179,480 for the first six months of the year which is included within the Council's projected outturn position.
- In the first six months all treasury management activities have been in accordance with the approved limits and prudential indicators set out in the Council's Treasury Strategy.

### 2. Recommendations

2.1 Members are asked to accept the position as set out in the report.

2.2 Members note that any capital schemes brought forward that would impact on the current strategy would need to be approved by Council.

## REPORT

### 3. Risk Assessment and Opportunities Appraisal

- 3.1 The recommendations contained in this report are compatible with the provisions of the Human Rights Act 1998.
- 3.2 There are no direct environmental, equalities or climate change consequences arising from this report.
- 3.3 Compliance with the CIPFA Code of Practice on Treasury Management, the Council's Treasury Policy Statement and Treasury Management Practices and the Prudential Code for Capital Finance together with the rigorous internal controls will enable the Council to manage the risk associated with Treasury Management activities and the potential for financial loss.

### 4. Financial Implications

- 4.1 The Council makes assumptions about the levels of borrowing and investment income over the financial year. Reduced borrowing as a result of capital receipt generation or delays in delivery of the capital programme will both have a positive impact of the council's cash position. Similarly, higher than benchmarked returns on available cash will also help the Council's financial position. For monitoring purposes, assumptions are made early in the year about borrowing and returns based on the strategies agreed by Council in the preceding February. Performance outside of these assumptions results in increased or reduced income for the Council.
- 4.2 The six monthly performance is above benchmark and has delivered additional income of £179,480 which will be reflected in the Period 6 Revenue Monitor.
- 4.3 The Council currently has £150m held in investments as detailed in Appendix A and borrowing of £332m at fixed interest rates.

### 5. Background

- 5.1 The Council defines its treasury management activities as "the management of the authority's investments and cash flows, its banking, money market and capital market transactions, the effective control of the risks associated with the activities, and the pursuit of optimum performance consistent with those risks". The report informs Members of the treasury activities of the Council for the first six months of the financial year.
- 5.2 The CIPFA Code of Practice on Treasury Management 2011 was adopted by Council in February 2012 and the primary requirements of the Code were outlined in the Treasury Strategy 2012/13.

### 6. Economic update

- 6.1 **Global Economy** – The US economy made a strong comeback after a weak first quarter's growth at 0.6% (annualised), to grow by 3.9% in quarter 2 of 2015. While there had been confident expectations during the summer that the US Federal Reserve could start increasing rates before the end of 2015, the recent downbeat news about Chinese and Japanese growth and the knock on impact on emerging countries that are major suppliers of commodities, was cited as the main reason for the US Federal Reserve's decision to pull back from making that start. With US growth likely to weaken, expectations of a first rate increase have been pushed back from 2015 into

2016.

- 6.2 In the Eurozone, the European Central Bank (ECB) unleashed a €1.1 trillion programme of quantitative easing in January 2015 to buy up high credit quality government and other debt of selected Eurozone countries. This programme of €60 billion of monthly purchases started in March 2015 and it is intended to run initially to September 2016. This already appears to have had a positive effect in helping a recovery in consumer and business confidence and a start to a significant improvement in economic growth. Gross Domestic Product (GDP) growth rose to 0.5% in quarter 1 2015 but came in at 0.4% in quarter 2 and looks as if it may maintain this pace in quarter 3. However, the recent downbeat Chinese and Japanese news has raised questions as to whether the ECB will need to boost its Quantitative Easing programme if it is to succeed in significantly improving growth in the Eurozone and getting inflation up from the current level of around zero to its target of 2%.
- 6.3 UK Economy – UK GDP growth rates in 2013 of 2.2% and 2.9% in 2014 were the strongest growth rates of any major advanced economy. The 2014 growth rate was also the strongest UK rate since 2006 and the 2015 growth rate is likely to be a leading rate again. However, quarter 1 of 2015 was weak at 0.4% though there was a rebound in quarter 2 to 0.7%. Growth is expected to weaken to about 0.5% in quarter 3 as the economy faces headwinds for exporters from the appreciation of Sterling against the Euro and weak growth in the EU, China and emerging markets, plus the dampening effect of the Government's continuing austerity programme, although the pace of reductions was eased in the May Budget. Despite these headwinds, the Bank of England August Inflation Report had included a forecast for growth to remain around 2.4 – 2.8% over the next three years, driven mainly by strong consumer demand as the squeeze on the disposable incomes of consumers has been reversed by a recovery in wage inflation at the same time that CPI inflation has fallen below zero over the last quarter.
- 6.4 The August Bank of England Inflation Report forecast was notably subdued in respect of inflation which was forecast to barely get back up to the 2% target within the 2-3 year time horizon. However, with the price of oil taking a fresh downward direction and Iran expected to soon re-join the world oil market after the impending lifting of sanctions, there could be several more months of low inflation still to come, especially as world commodity prices have generally been depressed by the Chinese economic downturn.
- 6.5 There are therefore considerable risks around whether inflation will rise in the near future as strongly as had previously been expected. This will make it more difficult for the central banks of both the US and the UK to raise rates as soon as was being forecast until recently, especially given the recent major concerns around the slowdown in Chinese growth, the knock on impact on the earnings of emerging countries from falling oil and commodity prices, and the volatility we have seen in equity and bond markets in 2015 so far, which could potentially spill over to impact the real economies rather than just financial markets.

## **7 Economic Forecast**

- 7.1 The Council receives its treasury advice from Capita Asset Services. Their latest interest rate forecasts are shown below:

	Dec-15	Mar-16	Jun-16	Sep-16	Dec-16	Mar-17	Jun-17	Sep-17	Dec-17	Mar-18	Jun-18
<b>Bank rate</b>	0.50%	0.50%	0.75%	0.75%	1.00%	1.00%	1.25%	1.50%	1.50%	1.75%	1.75%
<b>5yr PWLB rate</b>	2.40%	2.50%	2.60%	2.80%	2.90%	3.00%	3.10%	3.20%	3.30%	3.40%	3.50%
<b>10yr PWLB rate</b>	3.00%	3.20%	3.30%	3.40%	3.50%	3.70%	3.80%	3.90%	4.00%	4.10%	4.20%
<b>25yr PWLB rate</b>	3.60%	3.80%	3.90%	4.00%	4.10%	4.20%	4.30%	4.40%	4.50%	4.60%	4.60%
<b>50yr PWLB rate</b>	3.60%	3.80%	3.90%	4.00%	4.10%	4.20%	4.30%	4.40%	4.50%	4.60%	4.60%

- 7.2 Capita believes the Bank Rate will remain at its current low level of 0.50% until June 2016 when it is expected to rise to 0.75% before rising to 1.00% in December 2016. This means investment returns will continue to be at historically low levels during this period. The Bank Rate is then expected to reach 1.75% by 31 March 2018.
- 7.3 Long term PWLB rates are expected to rise to 4.20% in March 2017 before steadily increasing over time to reach 4.60% by 31 March 2018 when economic recovery is firmly established accompanied by rising inflation and consequent increases in Bank rate, and the eventual unwinding of Quantitative Easing.
- 7.4 Economic forecasting remains difficult with so many external influences weighing on the UK. Despite market turbulence since late August causing a sharp downturn in PWLB rates, the overall trend in the longer term will be for gilt yields and PWLB rates to rise when economic recovery is firmly established.
- 7.5 Downside risks to current forecasts for UK gilt yields and PWLB rates include geopolitical risks in Eastern Europe, the Middle East and Asia, weak growth or recession in the UK's main trading partners the EU, US and China, a resurgence of the Eurozone sovereign debt crisis and recapitalisation of European banks requiring more government financial support.
- 7.6 The potential for upside risks to current forecasts for UK gilt yields and PWLB rates, particularly longer term PWLB rates include uncertainty around the risk of a UK exit from the European Union, the European Central Bank severely disappointing financial markets with a programme of asset purchases which proves insufficient to significantly stimulate Eurozone growth, the commencement by the US Federal Reserve of increases in the Federal Funds rate causing a fundamental reassessment by investors of the relative risks of holding bonds as opposed to equities and leading to a major flight from bonds to equities and UK inflation returning to significantly higher levels than in the wider EU and US.

## 8. Treasury Strategy update

- 8.1 The Treasury Management Strategy (TMS) for 2015/16 was approved by Full Council on 26 February 2015. This Treasury Strategy does not require updating as there are no policy changes or any changes required to the prudential and treasury indicators previously approved.

## 9. Annual Investment Strategy update

- 9.1 The Council's Annual Investment Strategy, which is incorporated in the TMS, outlines the Council's investment priorities as the security and liquidity of its capital. As outlined in paragraph 6 & 7 above there is still considerable uncertainty and volatility in the financial and banking market, both globally and in the UK. It is a very difficult investment market in terms of earning the level of interest rates commonly seen in previous decades as rates are very low and in line with the 0.5% Bank Rate. In this context it is considered that the Annual Investment Strategy approved on 26 February 2015 is still fit for purpose in the current economic climate.
- 9.2 The Council aims to achieve the optimum return on investments commensurate with the proper levels of security and liquidity. In the current economic climate it is considered appropriate to keep investments short term (up to 1 year), and only invest with highly credit rated financial institutions using Capita's suggested creditworthiness approach, including sovereign credit rating and Credit Default Swap (CDS) overlay information provided by Capita. The Treasury Team continue to take a prudent approach keeping investments short term and with the most highly credit rated organisations. This approach has been endorsed by our external advisors, Capita Asset Services.
- 9.3 In the first six months of 2015/16 the internal treasury team outperformed its benchmark by 0.22%. The investment return was 0.58% compared to the benchmark of 0.36%. This amounts to additional income of £179,480 during the first six months which is included within the Council's projected outturn position.
- 9.4 A full list of investments held as at 30 September 2015, compared to Capita's counterparty list, and changes to Fitch, Moody's and Standard & Poor's credit ratings are shown in **Appendix A**. None of the approved limits within the Annual Investment Strategy were breached during the first six months of 2015/16 and have not been previously breached. Officers continue to monitor the credit ratings of institutions on a daily basis. Delegated authority has been put in place to make any amendments to the approved lending list.
- 9.5 As illustrated in the economic background section above, investment rates available in the market are at an historical low point. The average level of funds available for investment purposes in the first six months of 2015/16 was £163 million.
- 9.6 The Council's interest receivable/payable budgets are currently projecting a surplus of £1.210 million as reported in the monthly revenue monitoring reports due to no long term borrowing being undertaken and investment balances and interest rates achieved being higher than anticipated.

## 10. Borrowing

- 10.1 It is a statutory duty for the Council to determine and keep under review the "Affordable Borrowing Limits". Council's approved Prudential Indicators (affordability limits) are outlined in the TMS. A list of the approved limits is shown in **Appendix B**. The

schedule at **Appendix C** details the Prudential Borrowing approved and utilised to date.

- 10.2 Officers can confirm that the Prudential Indicators were not breached during the first six months of 2015/16 and have not been previously breached.
- 10.3 The 2015/16 Capital Programme includes borrowing for the refurbishment of Mardol House for Student accommodation. This has been financed via internal borrowing against Council balances, avoiding the requirement for new external borrowing and the ongoing revenue costs of the borrowing will be financed from the additional income generated by the scheme. No new external borrowing is currently required for future years, although work to develop a new capital programme is continuing, but the business cases for a number of proposed schemes are still in development and dependant on external decisions before the Council can make a commitment to them. Once this programme is finalised it will be presented to Council for consideration and the prudential borrowing implications updated in the Treasury Strategy. The schemes being considered are already within the current authorised borrowing limits in place. As outlined in the table below, the general trend has been an increase in interest rates during the first six months of the year across all maturity bands. The dates of the low points and high points across different maturity bands are shown in the table below.

	1 Year	5 Year	10 Year	25 Year	50 Year
Low	1.11%	1.82%	2.40%	3.06%	3.01%
Date	02/04/2015	02/04/2015	02/04/2015	02/04/2015	02/04/2015
High	1.35%	2.35%	3.06%	3.66%	3.58%
Date	05/08/2015	14/07/2015	14/07/2015	02/07/2015	14/07/2015
Average	1.26%	2.12%	2.76%	3.39%	3.29%

- 10.4 During the first six months of the financial year there has been a lot of volatility in the financial markets and this has had an impact on the PWLB rates. The overall longer run trend is for gilt yields and PWLB rates to rise, due to the high volume of gilt issuance in the UK, and of bond issuance in other major western countries. Increasing investor confidence in eventual world economic recovery is also likely to compound this effect as recovery will encourage investors to switch from bonds to equities.

## 11. Debt Rescheduling

- 11.1 Debt rescheduling opportunities have been limited in the current economic climate and consequent structure of interest rates. During the first six months of the year no debt rescheduling was undertaken.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

Council, 26 February 2015, Treasury Strategy 2015/16



**Cabinet Member:**

Keith Barrow, Leader of the Council

**Local Member**

N/A

**Appendices**

A. Investment Report as at 30th September 2015

B. Prudential Limits

C. Prudential Borrowing Schedule

**This page is intentionally left blank**

# Shropshire Council

## Monthly Investment Analysis Review

September 2015



Monthly Economic Summary

**General Economy**

After months of speculation, a highly awaited Federal Reserve (Fed) meeting led to no change in the base rate. The Fed cited “Recent global economic and financial developments” for why monetary policy was left unchanged. This was in the context of China’s economy showing no improvement as its manufacturing sector had its worst month since the global financial crisis of 2009.

The Monetary Policy Committee (MPC) voted 8-1 in favour of keeping rates unchanged at their historic low of 0.5% in its September meeting. The MPC believed it was too soon to confirm the extent of the adverse impacts of China’s slowing economy on the UK. The committee further stated that price pressures showed little change on the month and that higher levels of core inflation are compensated by dropping oil prices. In the past few months, the Governor of the central bank has hinted that a rate hike could be appropriate around the turn of the year, but market expectations have now shifted to next summer. The Governor has, however, said that he believes China’s problems do not appear to have yet had a detrimental effect on the UK.

British inflation stumbled to 0% again as a result of the biggest drop in oil prices since the beginning of the year. Another factor contributing to lower inflation is a slower seasonal increase in prices of clothing than in 2014. Inflation remaining stubbornly below the Bank of England’s 2% target is likely to keep the Bank’s outlook dovish. The final reading of UK Q2 GDP saw economic growth revised down to 2.4%, year on year. UK public finances for August added more gloom as it recorded the widest budget deficit since 2012. Public Sector Net Borrowing rose to £12.1bn in August from £10.7bn, well above economists’ forecasts. However, income tax receipts for July have still yet to be accounted for, which may well change the figure. The unemployment rate in the UK remained stable at 5.5% in the three months to July, a record low since before the financial crisis. In addition, average weekly earnings displayed a 2.9% rise in the 3 months to July, both excluding and including bonuses. Furthermore, private sector pay grew even faster, rising by 3.7%. Non-existent inflation combined with solid wage growth figures displayed that households are finally starting to experience strong real income gains.

The European Central Bank (ECB) left its rate unchanged at 0.05%, as expected. The central bank downgraded its inflation forecasts and ECB President Mario Draghi stated the bank is prepared to increase its €1.1tn bond buying programme. The 19-nation bloc experienced deflation for the first time in 6 months as annual inflation fell to -0.1% in September predominantly driven by a decline in energy prices. This reinforced the argument for the ECB to expand its asset purchasing programme. On a more positive note, the second reading of Q2 Eurozone GDP was revised up to 0.4% quarter-on-quarter from its previous estimate of 0.3%. Year-on-year, the Eurozone expanded by 1.5%. The revision was mainly due to Italy’s economy performing better than expected, as well as Germany and France reporting stronger growth figures. Eurozone unemployment was announced at 11% for August, with the July figure being revised upwards also to 11% from a previously reported 10.9%. Spain and Greece are still experiencing the highest unemployment levels in the bloc, with 22.2% and 25.2% respectively, whilst Germany, Austria and Malta were among the lowest.

The August Non-farm payrolls data release showed the US economy created 173,000 jobs, far less than the expected figure of 220,000. The manufacturing sector lost the most jobs in more than two years and the August figure showed the lowest increase in five months. The unemployment rate, however, fell to 5.1%, the lowest in nearly 10 years. US Q2 GDP was revised up to 3.9% from the 3.7% previously reported. The rise was mainly attributed to growth in consumer spending, particularly on healthcare and transport.

A widely anticipated Federal Reserve meeting, which some analysts believed would finally result in a rate hike, was of little excitement as the Fed maintained the status quo. Although the forecasts for the current year were upbeat with GDP and inflation forecasts both revised up and unemployment revised down, global economic weakness was the main reason to keep rates steady. Particularly, China’s economic slowdown was viewed as a great cause for concern. However, the Fed is still open to the possibility of a rate rise later this year with 13 out of the 17 Fed policymakers predicting a rate rise later this year.

**Currency**

Sterling opened the month at \$1.533 against the US dollar and closed at \$1.514. Against the Euro, Sterling opened at €1.361 and closed at €1.356.

**Forecast**

Capita Asset Services did not alter its forecast this month. Capita Asset Services expects the first rate hike to come in the second quarter of 2016. Capital Economics left their forecast unchanged in September. They expect the first Bank Rate increase to come in Q2 2016.

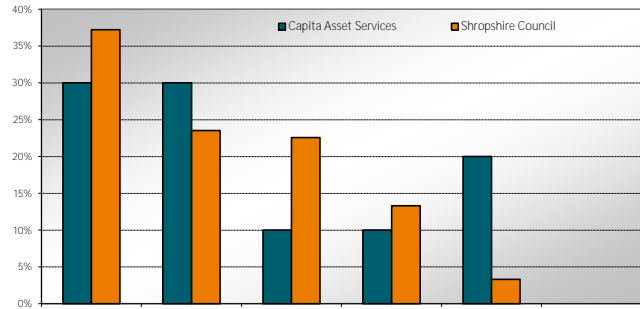
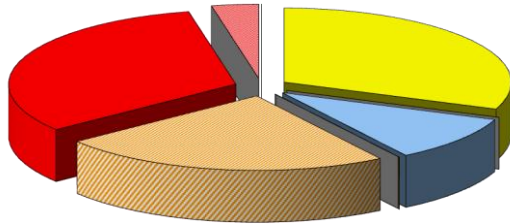
Bank Rate	Dec-15	Mar-16	Jun-16	Sep-16	Dec-16
Capita Asset Services	0.50%	0.50%	0.75%	0.75%	1.00%
Capital Economics	0.50%	0.50%	0.75%	0.75%	1.00%

# Shropshire Council

## Current Investment List

Borrower	Principal (£)	Interest Rate	Start Date	Maturity Date	Lowest Long Term Rating	Historic Risk of Default
HSBC Bank Plc	20,000,000	0.80%		Call	AA-	0.000%
Svenska Handelsbanken AB	15,370,000	0.45%		Call	AA-	0.000%
Devon County Council	2,000,000	0.30%	10/09/2015	09/10/2015	AA+	0.000%
Nationwide Building Society	2,100,000	0.66%	13/04/2015	12/10/2015	A	0.002%
Birmingham City Council	5,000,000	0.40%	13/07/2015	13/10/2015	AA+	0.000%
Stockport Metropolitan Borough Council	1,350,000	0.30%	14/09/2015	14/10/2015	AA+	0.000%
Kingston Upon Hull City Council	3,000,000	0.30%	15/09/2015	15/10/2015	AA+	0.000%
Glasgow City Council	2,000,000	0.30%	22/09/2015	23/10/2015	AA+	0.000%
Birmingham City Council	5,000,000	0.40%	28/07/2015	29/10/2015	AA+	0.001%
Barclays Bank Plc	5,000,000	0.58%		Call35	A-	0.006%
Cornwall Council	5,000,000	0.40%	05/05/2015	05/11/2015	AA+	0.001%
London Borough of Barking & Dagenham	5,000,000	0.33%	08/09/2015	09/11/2015	AA+	0.001%
Lloyds Bank Plc	1,400,000	0.57%	11/08/2015	11/11/2015	A	0.007%
Eastleigh Borough Council	4,000,000	0.45%	19/05/2015	19/11/2015	AA+	0.001%
Lancashire County Council	5,000,000	0.45%	22/05/2015	20/11/2015	AA+	0.001%
North Tyneside Metropolitan Borough Council	4,000,000	0.35%	20/08/2015	20/11/2015	AA+	0.001%
Nationwide Building Society	3,000,000	0.66%	22/06/2015	21/12/2015	A	0.014%
Lloyds Bank Plc	900,000	0.57%	22/09/2015	22/12/2015	A	0.014%
Nationwide Building Society	2,000,000	0.50%	23/09/2015	23/12/2015	A	0.014%
Lloyds Bank Plc	1,520,000	0.57%	29/09/2015	04/01/2016	A	0.016%
Lancashire County Council	5,000,000	0.42%	01/07/2015	05/01/2016	AA+	0.002%
Lloyds Bank Plc	4,320,000	1.00%	08/01/2015	07/01/2016	A	0.017%
Lloyds Bank Plc	3,600,000	1.00%	09/01/2015	08/01/2016	A	0.017%
Nationwide Building Society	2,900,000	0.66%	04/08/2015	04/02/2016	A	0.022%
Barclays Bank Plc	3,250,000	0.70%	06/08/2015	05/02/2016	A-	0.022%
Barclays Bank Plc	5,000,000	0.70%	16/09/2015	15/03/2016	A-	0.028%
Lloyds Bank Plc	2,420,000	1.00%	17/03/2015	16/03/2016	A	0.029%
Lloyds Bank Plc	2,580,000	1.00%	31/03/2015	30/03/2016	A	0.031%
Lloyds Bank Plc	3,260,000	1.00%	01/04/2015	31/03/2016	A	0.031%
Lloyds Bank Plc	5,000,000	1.00%	08/04/2015	07/04/2016	A	0.032%
Lloyds Bank Plc	5,000,000	1.00%	16/04/2015	14/04/2016	A	0.033%
National Westminster Bank Plc	10,000,000	0.86%	16/06/2015	15/06/2016	BBB+	0.107%
National Westminster Bank Plc	5,000,000	0.92%	22/07/2015	21/07/2016	BBB+	0.122%
<b>Total Investments</b>	<b>£149,970,000</b>	<b>0.65%</b>				<b>0.019%</b>

Portfolio Composition by Capita Asset Services' Suggested Lending Criteria



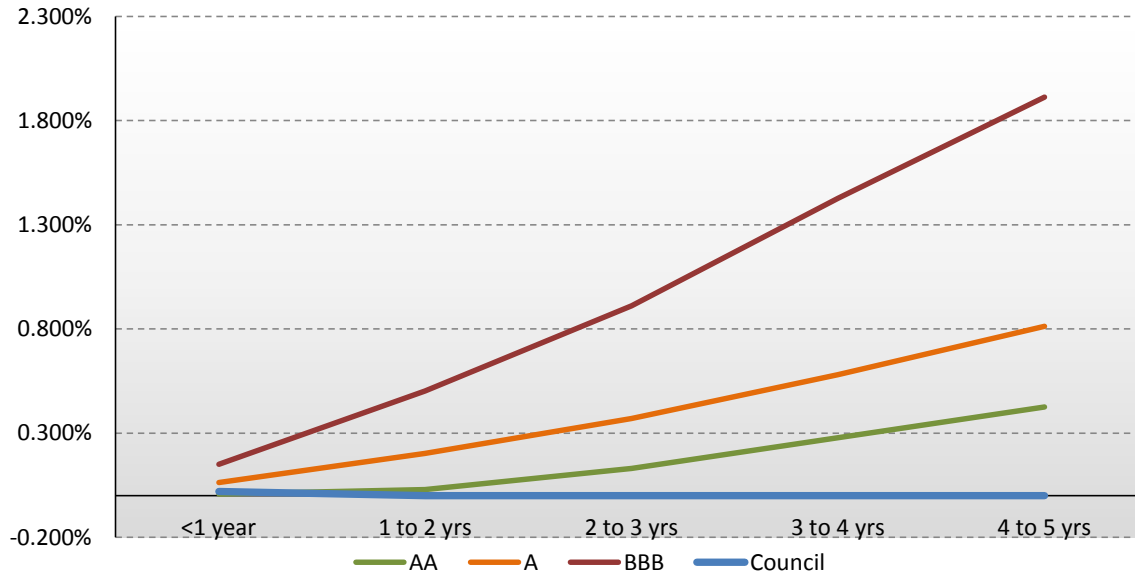
Portfolios weighted average risk number = **3.33**

WARoR = Weighted Average Rate of Return  
WAM = Weighted Average Time to Maturity

	% of Portfolio	Amount	% of Colour in Calls	Amount of Colour in Calls	% of Call in Portfolio	WARoR	WAM	WAM at Execution	Excluding Calls/MMFs/EMMFs	
									WAM	WAM at Execution
Yellow	30.91%	£46,350,000	0.00%	£0	0.00%	0.38%	40	116	40	116
Pink1	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Pink2	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Purple	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Blue	10.00%	£15,000,000	0.00%	£0	0.00%	0.88%	271	365	271	365
Orange	23.58%	£35,370,000	100.00%	£35,370,000	23.58%	0.65%	0	0	0	0
Red	35.51%	£53,250,000	9.39%	£5,000,000	3.33%	0.81%	126	248	135	270
Green	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
No Colour	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
<b>Total</b>	<b>100.00%</b>	<b>£149,970,000</b>	<b>26.92%</b>	<b>£40,370,000</b>	<b>26.92%</b>	<b>0.65%</b>	<b>84</b>	<b>160</b>	<b>114</b>	<b>218</b>

Investment Risk and Rating Exposure

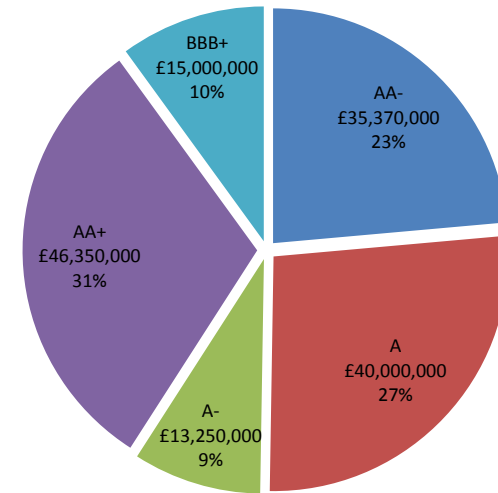
Investment Risk Vs. Rating Categories



Historic Risk of Default

Rating/Years	<1 year	1 to 2 yrs	2 to 3 yrs	3 to 4 yrs	4 to 5 yrs
AA	0.007%	0.029%	0.130%	0.278%	0.425%
A	0.062%	0.202%	0.370%	0.581%	0.813%
BBB	0.150%	0.502%	0.910%	1.428%	1.912%
Council	0.019%	0.000%	0.000%	0.000%	0.000%

Rating Exposure



Historic Risk of Default

This is a proxy for the average % risk for each investment based on over 30 years of data provided by Fitch, Moody's and S&P. It simply provides a calculation of the possibility of average default against the historical default rates, adjusted for the time period within each year according to the maturity of the investment.

Chart Relative Risk

This is the authority's risk weightings compared to the average % risk of default for "AA", "A" and "BBB" rated investments.

Rating Exposures

This pie chart provides a clear view of your investment exposures to particular ratings.

Monthly Credit Rating Changes  
FITCH

Date	Update Number	Institution	Country	Rating Action
02/09/2015	1382	Riyad Bank	Saudi Arabia	Changed the Outlook on the Long Term Rating of Riyad Bank to Negative from Stable. Affirmed its 'A' Long Term and 'F1' Short Term Ratings



**Monthly Credit Rating Changes  
MOODY'S**

Date	Update Number	Institution	Country	Rating Action
16/09/2015	1383	Skipton Building Society	United Kingdom	Affirmed the 'Baa2' Long Term and 'P-2' Short Term Ratings of Skipton Building Society. The Long Term Rating was removed from Positive Watch and placed on Stable Outlook.
17/09/2015	1384	Santander UK plc	United Kingdom	Affirmed the 'A1' Long Term and 'P-1' Short Term Ratings of Santander UK plc. The Long Term Rating was removed from Positive Watch and placed on Stable Outlook.
18/09/2015	1386	Abbey National Treasury Services	United Kingdom	Affirmed the 'A1' Long Term and 'P-1' Short Term Ratings of Abbey National Treasury Services plc. The Long Term Rating was removed from Positive Watch and placed on Stable Outlook.
21/09/2015	1387	France	France	Downgraded the Sovereign Rating to 'Aa2' from 'Aa1' and the Outlook was changed to Stable from Negative
24/09/2015	1388	Credit Industriel et Commercial	France	Downgraded the Long Term Rating to 'Aa3' from 'Aa2' while the Short Term Rating was affirmed. The Outlook on the Long Term Rating was changed to Stable from Negative.

Monthly Credit Rating Changes  
S&P

Date	Update Number	Institution	Country	Rating Action
17/09/2015	1385	Sumitomo Mitsui Banking Coporation Europe Ltd	United Kingdom	Downgraded the Long Term Rating to 'A' from 'A+' and changed the Outlook to Stable from Negative.
25/09/2015	1389	Finland	Finland	The Long Term Rating was affirmed at 'AA+' and the Outlook was changed to Negative from Stable.

Appendix B

Prudential Indicators – Quarter 2 2015/16

Prudential Indicator	2015/16 Indicator £m	Quarter 1 – Actual £m	Quarter 2 – Actual £m	Quarter 3 – Actual £m	Quarter 4 – Actual £m
Non HRA Capital Financing Requirement (CFR)	248	248	248		
HRA CFR	85	85	85		
Gross borrowing	329	338	332		
Investments	90	152	150		
Net borrowing	239	186	182		
Authorised limit for external debt	442	338	332		
Operational boundary for external debt	406	338	332		
Limit of fixed interest rates (borrowing)	442	338	332		
HRA debt Limit	96	85	85		
Limit of variable interest rates (borrowing)	221	0	0		
Principal sums invested > 364 days	40	0	0		
Maturity structure of borrowing limits	%	%	%		
Under 12 months	15	3	2		
12 months to 2 years	15	1	2		
2 years to 5 years	45	5	4		
5 years to 10 years	75	7	6		
10 years to 20 years	100	26	31		
20 years to 30 years	100	22	18		
30 years to 40 years	100	17	17		
40 years to 50 years	100	10	10		
50 years and above	100	9	10		

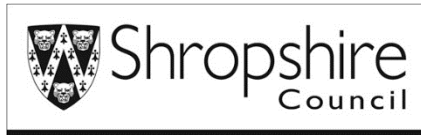
\* Based on period 6 Capital Monitoring report

**This page is intentionally left blank**

## Capital Financing 2015/16 - Period 6 2015/16

Prudential Borrowing Approvals	Date Approved	Amount Approved	Applied (Spent) 2006/07	Applied (Spent) 2007/08	Applied Outturn 08/09	Applied Outturn 09/10	Applied Outturn 10/11	Applied Outturn 11/12	Applied Outturn 12/13	Applied Outturn 13/14	Applied Outturn 14/15	Budgeted Period 6 15/16	Budgeted Period 6 15/16	First year MRP Charged	Asset Life	Final year MRP Charged	
		£	£	£	£	£	£	£	£	£	£	£	£	£			
Monkmoor Campus	24/02/2006	3,580,000															
Capital Receipts Shortfall -Cashflow Applied:	24/02/2006	5,000,000															
Monkmoor Campus			3,000,000		0												2007/08 25 2031/32
William Brooks					0			3,580,000									2011/12 25 2035/36
Tem Valley					2,000,000												2010/11 35 2044/45
		<b>8,580,000</b>	<b>3,000,000</b>	<b>0</b>	<b>2,000,000</b>	<b>0</b>	<b>3,580,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
Highways	24/02/2006	2,000,000	2,000,000														2007/08 20 2026/27
Accommodation Changes	24/02/2006	650,000	410,200	39,800													2007/08 6 2012/13
Accommodation Changes - Saving	31/03/2007	(200,000)															
		<b>450,000</b>	<b>410,200</b>	<b>39,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
Waste Management Site - Oswestry	29/06/2007	712,500															
Waste Management Site - Oswestry	20/06/2008	(712,500)															
		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
William Brooks	18/07/2008	0															2011/12 25 2035/36
Primary School Capital Programme	19/12/2008	0															2012/13 25 2036/37
The Plarmigan Building	05/11/2009	3,744,000					3,744,000										2010/11 25 2034/35
The Mount McKinley Building	05/11/2009	2,782,000					2,782,000										2011/12 25 2035/36
The Mount McKinley Building	05/11/2009	0					-										2011/12 5 2015/16
Capital Strategy Schemes - Potential Capital Receipts shortfall - Desktop Virtualisation	25/02/2010	187,600					187,600										2010/11 25 2014/15
Carbon Efficiency Schemes/Self Financing	25/02/2010	1,512,442						115,656	1,312,810	83,976							2011/12 5 2017/18
Transformation schemes		92,635						92,635									2012/13 3 2014/15
New School amalgamations - Self Financing	25/02/2010	0															2013/14 25 2037/38
Renewables - Biomass - Self Financing	14/09/2011	92,996						82,408	98,258	(87,670)							2014/15 25 2038/39
Solar PV Council Buildings - Self Financing	11/05/2011	56,342						1,283,959	124,584	(1,352,202)							2013/14 25 2038/39
Depot Redevelopment - Self Financing	23/02/2012	0															2014/15 10 2023/24
Oswestry Leisure Centre Equipment - Self Financing	04/04/2012	124,521						124,521									2012/13 5 2016/17
Leisure Services - Self Financing	01/08/2012	711,197							711,197								2013/14 5 2016/17
Mardol House Acquisition	26/02/2015	4,160,000									4,160,000						2015/16 25 2039/40
Mardol House Adaptation and Refit	26/02/2015	3,340,000									167,641	3,111,929	60,430				2016/17 25 2041/41
Previous NSDC Borrowing		955,595			821,138	134,457											2009/10 5/25
		<b>28,789,327</b>	<b>5,410,200</b>	<b>39,800</b>	<b>2,821,138</b>	<b>6,848,057</b>	<b>3,695,656</b>	<b>2,896,333</b>	<b>1,018,015.37</b>	<b>(1,439,872)</b>	<b>4,327,641</b>	<b>3,111,929</b>	<b>60,430</b>				
MRP Charged			0.00	(288,367.00)	(296,326.67)	(339,361.72)	(589,162.85)	(860,518.50)	(1,240,619.37)	(1,250,979.56)	(1,181,963.23)	(1,311,782.82)	(1,439,849.81)				
Prudential Borrowing CFR				<b>5,161,632.52</b>	<b>7,686,443.86</b>	<b>14,195,138.94</b>	<b>17,301,632.44</b>	<b>19,337,446.83</b>	<b>19,114,842.83</b>	<b>16,423,990.88</b>	<b>19,569,668.49</b>	<b>21,369,814.83</b>	<b>19,990,395.02</b>				
Contributions to MRP budget (X1950) from existing budgets on an ongoing basis:								0	0	0	0	0	0				
Highways Revenue - Highways Infrastructure		100,000		100,000													
Dedicated School Grant - Monkmoor Campus		0											143,200				
		<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>143,200</b>				
Contributions to interest budget (X1905 73111) from existing budgets on an ongoing basis:																	
Highways Revenue - Highways Infrastructure (4.05%)		81,000		81,000													
Dedicated School Grant - Monkmoor Campus (4.25%)		0											152,150				
		<b>81,000</b>	<b>0</b>	<b>81,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>152,150</b>				

**This page is intentionally left blank**



Committee and date

Council

17 December 2015

10.00 am

Item

**13**

Public

**Responsible Officer** Andy Evans, Head of Economic Growth and Prosperity  
Email: [Andrew.m.evans@shropshire.gov.uk](mailto:Andrew.m.evans@shropshire.gov.uk) Tel: 01743 252503

---

## **ADOPTION OF SITE ALLOCATIONS AND MANAGEMENT OF DEVELOPMENT (SAMDev) PLAN**

### **1. Summary**

The Site Allocations and Development Management (SAMDev) Plan sets out proposals for the use of land and policies to guide future development in order to help to deliver the Vision and Objectives of the adopted Core Strategy for the period up to 2026. The draft Plan was submitted on 1 August 2014 to the Secretary of State for Examination by an independent Planning Inspector. The Council has now received the Inspector's Report (see weblink below, a paper copy has been placed in the members' library) which finds that the draft Plan is 'sound', provided that the changes recommended by the Inspector are incorporated. This outcome means that Shropshire is one of only about 40 local planning authorities nationally (12%) who have completed both a Core Strategy and a site allocations plan consistent with the requirements of current national policy.

### **2. Recommendations**

- A. That Council adopts the draft SAMDev Plan in the form which was submitted to the Secretary of State on 1<sup>st</sup> August 2014, as amended to reflect the Inspector's recommended modifications (see pre-adoption Plan attached, together with the accompanying policy maps available on the Council's planning policy web pages – a paper copy of these documents has also been placed in the Members' library);
- B. That responsibility is delegated to the Head of Economic Growth and Prosperity in conjunction with the Portfolio Holder for Regulatory Services, Housing and Commissioning (Central) to make any additional minor editorial corrections prior to publication.

### **REPORT**

### **3. Risk Assessment and Opportunities Appraisal**

*Delivering sustainable development*

- 3.1 The Site Allocations and Development Management (SAMDev) Plan sets out proposals for the use of land and policies to guide future development in order

to help to deliver the Vision and Objectives of the adopted Core Strategy for the period up to 2026 and together with the Core Strategy will form the Council's Local Development Plan;

- 3.2 The SAMDev Plan supports the Council's commitment to sustainability and will make a positive contribution to living conditions under Article 8 of the Human Rights Act by allocating sites and providing detailed policies to help deliver sustainable development across Shropshire. The amount of development required to meet housing requirements in Shropshire until 2026 is established by the adopted Core Strategy. The SAMDev Plan allocates sites for housing, employment land, waste management facilities, and sites for the future working of sand and gravel consistent with Core Strategy requirements. The SAMDev Plan also sets out 17 further detailed policies for the management of new development across Shropshire;
- 3.3 One of the critical drivers for the completion of SAMDev is to ensure the supply of housing land to satisfy the national requirement for the availability of housing land for 5 years' worth of development. The adoption of SAMDev and its site allocations will help address this issue, but greater long term certainty will also require the immediate commencement of a Plan review process to consider future growth requirements in light of updated census data and other relevant evidence;
- 3.4 The policies and site allocations included in the Plan have been the subject of a Sustainability Appraisal and where appropriate a Habitats Regulation Assessment. The outcome of this work is set out in the Sustainability Appraisal Report and Habitats Regulations Assessment Report which have been published as part of the evidence base for the Plan on the Council's webpages.

*Working with communities*

- 3.5 This report marks the end of a process which started in 2010 (prior to the completion of the Core Strategy) with the publication of documents which sought to establish the key Issues and Options which SAMDev needed to address. The geographical size of Shropshire, the nature and complexity of the planning issues, the need to also complete the Core Strategy and a CIL Charging Schedule, the extensive level of community engagement and significant reductions in staffing have meant that it took longer than originally anticipated to submit the Plan for Examination. The Examination of the Plan has also taken over a year, which is much longer than expected.
- 3.6 Community engagement has been a strong feature of the preparation of the SAMDev Plan, starting in 2010 and continuing through 4 further stages of consultation. The Inspector has found the community engagement and consultation undertaken meets the necessary standards set out in the Council's adopted 'Statement of Community Involvement'. The SAMDev document has, in its various forms been published for consultation for a total of 57 weeks since the start of the plan-making process. The process of developing the Plan is described in detail in a 'Technical Background Report' which has been published as part of the evidence base for the Plan. A detailed description of the consultation and community engagement which has been undertaken is provided as part of a 'Consultation Statement'. Both of these documents are available on the Council's planning policy webpages.



- 3.7 The LDF Member Group has been closely involved throughout the process of preparing the SAMDev Plan. Discussions have also continued throughout the process with local Members and Town and Parish Councils. The SAMDev Plan has benefitted from significant input from the Development Management, Environment and Conservation Teams and Transport Planning.

#### **4. Financial Implications**

- 4.1. As part of Shropshire Council's Local Development Plan, the SAMDev Plan will provide greater certainty which is already helping to secure very significant levels of investment in housing and other forms of development, together with many millions of pounds of direct developer contributions towards the infrastructure needs identified in the Place Plans to support sustainable development in communities across Shropshire.
- 4.2. On its creation in 2009, Shropshire Council inherited a total of 430 planning policies within 8 different Development Plans from predecessor councils. Many of these policies were replaced on adoption of the Core Strategy in 2011 and on adoption of the SAMDev will all be replaced, so the number of planning policies in force will have been further reduced to just 57 between the Core Strategy and SAMDev together. This simplification will provide a consistent framework across Shropshire thereby reducing potential appeals and cutting administrative costs on all sides.

#### **5. Background**

- 5.1. Following her appointment and the opening of Examination proceedings in September 2014, Inspector Claire Sherratt held a number of Examination Hearings between 11<sup>th</sup> November and 18<sup>th</sup> December 2014. The purpose of the Examination was to establish whether the SAMDev Plan is 'sound' and legally compliant. To be sound the Plan should be justified, effective and consistent with national policy. The Examination hearings provided an opportunity for objectors to make a case directly to the Inspector regarding the 'soundness' of the Plan. A range of further changes to the Plan were proposed during the Examination process.
- 5.2. In practice many of these changes (or 'modifications') had already been proposed by the Council prior to the Hearings or were put forward and discussed during the Hearing sessions. All of the modifications have been published as required by national regulations. All the modifications recommended in the Inspectors Report are based on proposals from the Council in response to points raised and suggestions discussed during the examination. The view of the Inspector is that these changes do not alter the thrust or basis of the Council's overall strategy.
- 5.3. The completion of the SAMDev Plan is a significant achievement, bearing in mind the limited progress made by other local planning authorities, the geographical scale and complexity of Shropshire and the intense scrutiny and sustained challenge to which it has been subjected.

*Main Conclusions of the Inspectors Report*

- 5.4. The Inspector has concluded that the Shropshire Site Allocations and Management of Development (SAMDev) Plan is 'sound' (positively prepared; justified; effective and consistent with national policy) and legally compliant, and provides an appropriate basis for the planning of the County, providing that a number of specific modifications are made.
- 5.5. The Inspector has endorsed the Council's development strategy, concluding that: "...individually and as a whole the resulting site allocations represent the most realistic, deliverable and appropriate options appropriate to local design aspirations and the character of each settlement, as well as supporting the delivery of additional community infrastructure. I am satisfied that the required amount of development will be delivered to achieve the housing guidelines."
- 5.6. Other key findings include:
- i. The SAMDev is now formally confirmed as being consistent with the National Planning Policy Framework (NPPF);
  - ii. The Inspector has supported the implementation of our localism approach and identification of Community Hubs and Clusters;
  - iii. The Inspector endorses our commitment to an early review of the Local Plan including a detailed review of the Green Belt boundary;
  - iv. There is support for our approach to the delivery of affordable housing;
  - v. The Inspector has not added any additional sites for housing, employment or other uses to those set out in the draft SAMDev Plan and has chosen not to delete any of the sites which were allocated in the draft Plan;
  - vi. The Inspector has endorsed the development strategy for Oswestry and has in particular supported the Council's position that, subject to the incorporation of the design principles agreed between Historic England and the Council, the development of site OSW004, north of Whittington Road would lead to less than substantial harm to the Old Oswestry Hill Fort;
  - vii. The Inspector has endorsed the proposed development strategy for Church Stretton and has not reinstated the site at New House Farm. She has also removed the preference for future development of greenfield land to the east of the A49;
  - viii. The proposed Community Cluster for Woodseaves and Tyrley was found to be 'unsound' and has been removed;
  - ix. Following detailed consideration, the Inspector has established a definitive methodology for calculating the 5 Year Housing supply of housing land in Shropshire. Application of this methodology now delivers a 5.53 year supply based on the latest information (the Inspector's Report shows a 5.2 year supply based on earlier data from November 2014);
  - x. The Inspector has confirmed the Council's view that there is no requirement for any additional Gypsy & Traveller provision, having been satisfied that turnover, vacancies on existing sites, and recent permissions mean that it is not necessary to make additional allocations.

*What Happens Next*

- 5.7. In accordance with planning law and national regulations, Shropshire Council must publish the adopted plan (see pre-adoption draft attached) together with

an adoption statement and supporting documents as soon as reasonably practicable after adoption. Copies of these documents will be made available for inspection in a way consistent with national regulations and earlier stages of publication. Those who have registered an interest will be notified of the adoption of the Plan by email and a copy of the adoption statement will be sent to the Secretary of State.

5.8. Any person aggrieved by the SAMDev Plan may apply to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 (as amended) for leave to challenge the validity of the Plan on the grounds that:

- The document is not within the appropriate power;
- A procedural requirement has not been complied with.

Any such application for leave must be made before the end of the period of six weeks beginning with the day after the date of the adoption of the Plan, which if the recommendations in this report are approved will be **17<sup>th</sup> December 2015**.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

- Report to Cabinet 24<sup>th</sup> February 2010 on consultation documents for the Issues & Options stage SAMDev Plan
- Report to Cabinet 19<sup>th</sup> October 2011 on SAMDev Preferred Options – Policy Directions
- Report to Cabinet 7<sup>th</sup> March 2012 on SAMDev Preferred Options Settlement Strategies and Draft Site Allocations
- Report to Cabinet 16<sup>th</sup> January 2013 on SAMDev draft Development Management Policies
- Report to Cabinet 26<sup>th</sup> June 2013 on SAMDev Revised Preferred Options stage
- Report to Cabinet 19<sup>th</sup> February 2014 on SAMDev Proposed Submission or ‘Final Plan’ stage
- Report to Council 27<sup>th</sup> February 2014 on SAMDev Proposed Submission or ‘Final Plan’ stage
- Adopted Shropshire Core Strategy March 2011

**Cabinet Member (Portfolio Holder)**

Councillor Mal Price, Portfolio Holder for Regulatory Services, Housing and Commissioning (Central)

**Local Member**

All

**Appendices**

- A. Inspector’s Report: <http://shropshire.gov.uk/planning-policy/samdev-examination/inspectors-report/> (copy in Members’ library);
- B. Pre-Adoption SAMDev Plan (copies of the accompanying policy maps are available on the Council’s planning policy webpages and paper copies of these documents are available in the Members’ library).

**This page is intentionally left blank**



---

# Report to Shropshire Council

by Claire Sherratt DipURP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 30 October 2015

---

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)  
SECTION 20

## **REPORT ON THE EXAMINATION INTO SITE ALLOCATIONS AND MANAGEMENT OF DEVELOPMENT (SAMDev) PLAN**

Document submitted for examination on 1 August 2014

Examination hearings held between 11 November and 18 December 2014

File Ref: PINS/L3245/429/9

## Abbreviations Used in this Report

AA	Appropriate Assessment
AHVA	Affordable Housing Viability Assessment
AMR	Annual Monitoring Review
AWP	Aggregates Working Party
CS	Core Strategy
DtC	Duty to Co-operate
FPC	Further Proposed Change
LDS	Local Development Scheme
LP	Local Plan
MM	Main Modification
OAN	Objectively Assessed Need
PPTS	Planning Policy for Traveller Sites
PSA	Primary Shopping Area
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SUE	Sustainable Urban Extension

## Non-Technical Summary

This report concludes that the Shropshire Site Allocations and Management of Development Plan provides an appropriate basis for the planning of the County, providing a number of modifications are made to the plan. Shropshire Council has specifically requested me to recommend any modifications necessary to enable the plan to be adopted.

All of the modifications to address this were proposed by the Council and I have recommended their inclusion after considering the representations from other parties on these issues.

The Main Modifications can be summarised as follows:

- Commitment to an early review of the Local Plan including a detailed review of the Green Belt boundary;
- Clarification that housing guidelines are not to be regarded as maximum figures;
- Set out clear policy approach to windfall developments in relation to housing guidelines – not to be regarded as ceiling (Policy MD3);
- Delete requirement for evidence to be provided to demonstrate a commitment to delivery to justify the renewal of a planning permission (Policy MD3);
- Delete the Community Cluster 'Tyrley, Woodseaves (Sutton Lane) and Woodeaves (Sydnall Lane)';
- Amended precise wording to policies concerning heritage assets to reflect the National Planning Policy Framework;
- Clarification of approach to windfall employment proposals;
- Amended wording of MD12 and various other policies to ensure appropriate protection of the integrity of various Special Areas of Conservation and Ramsar Sites in Shropshire in accordance with relevant legislation and national policy;
- Specify requirement for additional semi natural open space (minimum starting point of 30 m<sup>2</sup> per person) as suitable mitigation where additional recreational pressure on a SAC or Ramsar site;
- Require open space requirements for non-residential developments to be design led rather than based on employee numbers;
- Amend boundary to exclude any land forming part of the historic Registered Battlefield site from the Protected Employment Area at Battlefield Enterprise Park;
- Inclusion of Delivery and Monitoring triggers and outcomes;
- Requirement for a hydro-geological risk assessment to assess the potential impacts of proposed mineral workings;
- Amended wording to ensure that land to the east of ALB002 (Albrighton) and Shifnal (Policy S15.1 (4)) is safeguarded from all development that would prejudice the potential future use of this land and delete reference to

development that is appropriate in the Green Belt;

- Confirm that site LYD009 can be developed separately from adjoining site allocations LYD007 and LYD008 and confirm a requirement for a flood risk assessment to be provided on these sites due to presence of culverted watercourse;
- Delete any preference for development of greenfield land to the east of the A49 in Church Stretton;
- Amend development guidelines for site allocation OSW004 to require various design principles to be adhered to reflect the proximity of the site to the Old Oswestry Hill Fort, a scheduled ancient monument.
- Identify all sites where a site specific Flood Risk Assessment will be required to support the location & layout of development within a site;
- Delete unnecessary reference to new development on land west of Ellesmere Road in Shrewsbury area from Policy S16.1 (9); and, instead make reference to linkages between future development in this location and the funding of a North West Relief Road in the supporting text; and
- Delete criteria from Policy MD8 that relate to wind turbines to reflect the recent Written Ministerial Statement on onshore wind energy development.



## Introduction

1. This report contains my assessment of the Site Allocations and Management of Development (SAMDev) Plan in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (the framework) (paragraph 182) makes clear that to be sound, a Local Plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the Pre-Submission Draft (Final Plan) (March 2014) which is the same as the Pre-Submission Draft published for consultation in March 2014.
3. My report deals with the main modifications that are needed to make the SAMDev Plan sound and legally compliant and they are identified in bold in the report (**MM**). In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the Plan unsound/not legally compliant and thus incapable of being adopted. These main modifications are set out in the Appendix.
4. The Main Modifications that are necessary for soundness all relate to matters that were discussed at the Examination hearings. Following these discussions, the Council prepared a schedule of proposed main modifications and carried out sustainability appraisal and this schedule has been subject to public consultation for six weeks. Following the publication of a Written Ministerial Statement relating to onshore wind energy proposals, further modifications were suggested by the Council to reflect its contents (**FMM**). These further main modifications were subject to a four week publicity period. I have taken account of the consultation responses in coming to my conclusions in this report. I have made some amendments to the detailed wording of some of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of these amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken. I have highlighted these amendments in the report.

## Assessment of Duty to Co-operate

5. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.
6. Shropshire is a large, diverse, predominantly rural inland county, situated in the far western corner of the West Midlands, on the border with Wales. To the south east, land between the River Severn and the Shropshire border forms part of the West Midlands Green Belt. The Duty to Co-operate Statement (CD11) shows the approach the Council has taken to fulfilling the legal requirements.

7. The Core Strategy (CS) was adopted in February 2011. The Inspector found that the Council complied with its duty in relation to the CS. Shropshire Council is now seeking to address the development needs of the area, as prescribed in the CS, within the Council administration area. Since the adoption of the CS the Council has continued to engage constructively, actively and on an on-going basis with neighbouring authorities and prescribed bodies on strategic cross boundary issues, including housing, employment, retail, minerals, waste, highways and transport, infrastructure and environmental networks. Core Document CD11 sets out the strategic issues considered and addressed together with details of the engagement with each of the thirteen neighbouring authorities and the key outcomes from this engagement. Shropshire Council is an active member of the West Midlands Aggregate Working Party (AWP). Engagement with AWP is supplemented through regular contact with other mineral planning authorities, neighbouring councils, the Marches LEP and local representatives of the minerals industry.
8. No neighbouring authorities have indicated that they are seeking the co-operation of Shropshire Council to accommodate any of their development needs in Shropshire. It has been suggested by some that Telford & Wrekin Council may not be able to accommodate their future needs. No such representation is made by Telford and Wrekin Council. Accordingly at this time, there can be no inference that the Council have not engaged constructively or actively with Telford and Wrekin Council.
9. To conclude, Shropshire Council has complied with the duty imposed on them.

## **Assessment of Soundness**

10. Part way through the SAMDev Plan consultation process the Council advised that it would no longer be posting letters to people individually as a matter of course but rather communicating electronically via emails, unless a specific request was made by an individual to continue to receive communications by post. Some parties have suggested that this served to disenfranchise some from the consultation process. However, there remained an opportunity to receive communications via post. The change of notification procedure and presentation of information was well publicised and documents continued to be made available (electronically) at various public places as set out in the Statement of Community Involvement (SCI).
11. The duty imposed on a local planning authority by section 19(3) is, in effect, a duty to act in accordance with its own SCI. It is not a duty to do anything more. Section 19(3) does not require the authority to satisfy either itself or the Inspector conducting the examination of its draft plan that all the residents of its area, or all the residents of a particular part of its area, or a minimum number or proportion of those residents, were in fact aware of the draft plan at any particular stage in its preparation. The question under section 20(5) (a) is simply whether the authority has complied with the SCI, the essential purpose of which is to set in place a workable strategy for consultation.
12. It is not accepted that members of the public were hindered from actively engaging in the consultation stages of the SAMDev Plan process as a result of the Council's decision to communicate electronically or that the Council has

fallen short of meeting its statutory obligations relating to public consultation, either generally or, in specific areas.

13. The Sustainability Appraisal (SA) has been criticised. It is suggested that the options considered and the reasons for discounting settlements for development, considering greater levels of growth within chosen settlements or the selection of individual sites is not clear. This is addressed in more detail in the main issues below.
14. The SAMDev Plan has two sections. The first contains the Development Management Policies which carry the prefix MD. The second contains the Settlement Policies; with each settlement area allocated a number and listed alphabetically (i.e. S1 Albrighton Area).

### **Main Issues**

15. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings, I have identified 12 main issues upon which the soundness of the Plan depends.

#### **Issue 1 – whether the overall approach and strategy adopted by the Council will be effective in meeting the requirements of the adopted Core Strategy and is justified having regard to the National Planning Policy Framework.**

16. Shropshire's approach seeks to balance top down strategic leadership and planning in the adopted CS with bottom up community led planning delivered by the SAMDev Plan, aided by community led planning through an adopted Neighbourhood Development Plan in Much Wenlock, Parish Plan reviews and a less formal approach to neighbourhood plans under the heading 'Community-led Plans'.
17. The CS sets out the strategic approach to deliver around 27,500 new homes, of which 9,000 will be "affordable housing", around 290 hectares of employment land, and accompanying infrastructure across Shropshire. Shrewsbury is the sub-regional centre and Shropshire's growth point and will be the focus for significant retail, office and employment development and accommodate approximately 25% of Shropshire's residential development. The Market Towns and other Key Centres will maintain and enhance their traditional roles in providing services and employment, together with around 40% of Shropshire's residential development over the plan period. The rural areas will become more sustainable through a "rural rebalance" approach, accommodating around 35% of Shropshire's residential development over the plan period. As well as these overall requirements, the CS sets out the broad range of dwellings and employment land to be provided for in the SAMDev Plan in each of the five spatial zones and identifies the indicative scale of development to be focused in the market towns and key centres. These include settlements within or on the edge of the Shropshire Hills Area of Outstanding Natural Beauty (AONB), where the requirement for additional development is considered to be in the public interest to meet the needs of the area and provide the exceptional circumstances required to support development within the AONB. It does not identify any need for the SAMDev Plan to review the Green Belt boundaries to accommodate any development.

## Relationship with the Core Strategy and objectively assessed need

18. There is concern amongst many that the SAMDev Plan does not provide sufficient housing to meet an up-to-date assessment of objectively assessed need. The CS headline figure of around 27,500 homes precedes the issue of the framework and was based on the Regional Spatial Strategy (RSS) Phase II Review Panel Report target, prior to the revocation of the RSS. Accordingly, it is suggested by some that the adopted CS and consequently the Site Allocations and Management of Development (SAMDev) Plan cannot be found to be consistent with the framework or based on an up-to-date objectively assessed need for housing in accordance with paragraph 47 of the framework.
19. The scope of the SAMDev Plan is solely to provide policies and to allocate sites to meet the requirements set out in the adopted CS. The SAMDev Plan is therefore giving effect to the CS. The statutory framework recognises that a development plan may be comprised of a number of different development plan documents. In this case, Shropshire Council must have regard to the adopted CS in preparing the SAMDev Plan document.
20. Local planning authorities are required to keep under review the matters which may be expected to affect the development of its area or the planning of its development. With this in mind, an updated Strategic Housing Market Assessment (SHMA) has been carried out but this did not inform the CS. It will however inform a review of the Local Plan. The Council has recently updated its Local Development Scheme (LDS) confirming that an early review of the Local Plan is to be undertaken later this year (2015).
21. Any review of the objectively assessed needs of the area is a matter for the review of the Local Plan which the Council intend to undertake. I find support for this approach in the case of *Gladman Development Limited v Wokingham Borough Council* [2014] EWHC 2320 (Admin), in particular paragraphs 58 – 72 of that High Court judgement. Paragraph 65 of the judgement clarifies that “Properly read, ... the framework does not require a development plan document which is dealing with the allocation of sites for an amount of housing provision agreed to be necessary to address, also, the question of whether further housing provision will need to be made”.
22. There is nothing in the statutory framework to suggest that a development plan document such as the SAMDev Plan cannot be adopted simply because the CS may need to be up-dated, potentially to include additional provision, including housing. Indeed it is important that an adopted Local Plan is in place without further delay to enable planned sites to come forward for development. To halt the SAMDev Plan examination process and wait for the outcome of the review would simply result in further uncertainty and delays.
23. The review will include housing requirements (including objectively assessed need), employment land requirements, the distribution of development and a review of Green Belt boundaries, as part of the consideration of strategic options to deliver new development in the review plan period which is likely to be 2016-2036. In line with the framework (paragraph 153), a Local Plan can be reviewed “in whole or in part to respond flexibly to changing circumstances”.

24. To reflect the Council's approach, an additional introductory paragraph should be inserted into the SAMDev Plan to signpost the LDS and explain the approach to a review (**MM2 & MM3**). Various other paragraphs will require consequential modifications to reflect the Council's commitment to review the Local Plan (**MM36**). These modifications are required to ensure the Council have a plan in place, without delay, that reflects the latest evidence base consistent with national policy.
25. The CS Policy CS1 indicates a target of "around 27500 dwellings". The figure of 27,500 homes is not therefore to be viewed as a ceiling. However, in places the SAMDev Plan refers to a 'target' or 'maximum' figure. Main modifications are therefore necessary to ensure the housing guidelines are considered flexibly, consistent with the CS and also national policy that seeks to boost the supply of housing (**MM15, MM17**).

#### Delivery of affordable housing

26. In a Written Ministerial Statement (WMS) of 28 November 2014, the Minister of State for Housing and Planning announced that the Government was making a number of changes to national policy with regard to Section 106 planning obligations. These included the introduction into national policy of a general threshold that prevents affordable housing contributions being sought on sites of 10 or fewer dwellings. Updated and new paragraphs 12-23 were added to the Planning Practice Guidance (PPG) section on planning obligations. The Council and interested parties were invited to make comments on the implications, if any, of these changes in relation to the SAMDev Plan. However, on 31 July 2015 the High Court issued judgement on a joint application by West Berkshire District Council and Reading Borough Council seeking to challenge the WMS and his subsequent alterations to the PPG. The judgement finds against the Secretary of State on several grounds. Rather than this judgment quashing the WMS itself, a Declaration Order was issued on 4 August 2015 confirming that the policies in the Statement must not be treated as a material consideration in development management and development plan procedures and decisions, or in the exercise of powers and duties under the Planning Acts more generally. Accordingly, it is no longer necessary to consider the implications of the WMS on the submitted SAMDev Plan.
27. CS Policy CS11 requires all new market housing developments to make appropriate contributions to the provision of local needs affordable housing. It sets out an aspirational target that over the first five years of the Plan Period, 33% of housing would be affordable housing. Subsequent targets will be set through the Housing Strategy for Shropshire. The CS set in place a viability assessment to inform the percentage of affordable housing that should be required. Having regard to the prevailing target rate set out in the Shropshire Viability Index, the current target rates of 10%, 15% and 20% apply differentially across the county. The aspirational target has not been met to date. However, the appropriate mechanism to ensure the delivery of affordable housing is set out in the CS and will be a strategic matter for the review of the LP to consider, rather than the SAMDev Plan.

## Identification of Community Hubs and Clusters

28. The Shropshire Council area covers approximately 320,000 hectares, 94% of which is classed as rural and only 6% urban. Almost 81,000 hectares are designated as the Shropshire Hills Area of Outstanding Natural Beauty (AONB). Rural rebalance is a key theme of the CS. To achieve this "rural rebalance", around 35% of Shropshire's residential development over the plan period is to be accommodated in the rural areas, predominantly in the Community Hubs and Community Clusters.
29. Some concern is expressed about the method of selection and choice of Community Hubs and Clusters. Paragraph (3) of regulation 18 requires the local planning authority, in preparing the local plan, to take into account any representation made to it in response to its invitations to make representations under paragraph (1). The SCI confirms that the Council will engage with key stakeholders, including representative bodies such as Parish and Town Councils as appropriate. It is felt by some, in the development industry in particular, that the Council have afforded too much weight to the views of the Town and Parish Councils. It is suggested that the options considered and the reasons for discounting settlements for development, considering greater levels of growth within chosen settlements or the selection of individual sites is not clear.
30. CS paragraph 4.10 confirms that in the rural areas, Shropshire Council is working with local communities to identify Community Hubs and Community Clusters that aspire to be stronger social, economic and environmentally sustainable communities. The supporting text to Policy CS4 confirms that rather than abandoning settlements that have lost services as perpetually 'unsustainable', this approach seeks to improve the sustainability of rural settlements and their hinterlands, even those that start from a low base. Shropshire Council will work with communities, including delivery stakeholders and landowners that wish to achieve this vision.
31. Furthermore, it confirms that Shropshire Council is adopting a "bottom up" approach, whereby it works with communities at the parish and village level in together undertaking an intelligent analysis of the nature of their local community and how their village functions, and how it can be improved. This is done through an interactive toolkit that starts with the Parish Plan or Village or Town Design Statement where available; secondly adds statistics compiled by Shropshire Council, such as Census data, to provide a quantitative basis for discussion; and thirdly engages with the local community in a Community Testing Event to arrive at an agreed view of how the community regards its current sustainability. This methodology will, the CS explains, provide quality evidence to help the planning authority make robust decisions on the designation of Community Hubs and Community Clusters. The CS text further confirms that a key consideration in identifying Community Hubs and Community Clusters is the views of the local community regarding whether they wish to put themselves forward for this status, whether singly or as a part of a networked group of settlements.
32. The strategy for identifying Community Hubs and Clusters was therefore already outlined within the CS. CS Policy CS4 and the approach to the rural areas were subject to SA in the preparation of the CS and considered through

the CS Examination in 2010. The Inspector concluded that 'with the proposed changes, Policy CS4 provides a positive, clearly expressed and sound basis for identifying community hubs and clusters, which is justified, effective and deliverable. It also recognises the particular needs and characteristics of Shropshire's rural settlements, directly reflects the localism agenda, and will help in rebalancing the rural settlements'.

33. The strategy employed by the Council throughout the SAMDev Plan process and set out in the CS is to embrace 'localism' and enable local communities, through Town and Parish Councils, to identify those settlements where additional development would be supported to achieve a stronger social, economic and environmentally sustainable community. This is consistent with one of the core planning principles set out in the framework which states that planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Like neighbourhood planning, the SAMDev Plan process seeks to put communities at the heart of the process and to indicate the type and location of sustainable development needed. Council officers were involved in various Parish and Town Council meetings to give guidance and advice.
34. The strategy relies upon a rural settlement "opting-in" to receive development and to inform the scale and type of development considered to be appropriate and sustainable. 18 Place Plans cover the whole of Shropshire and incorporate the key priorities of their constituent communities as set out in each community's own action plan. In recognition of the fact that the needs of communities change over time, the approach is intended to leave the door open for communities who may want to be considered as "Community Hubs" or "Community Clusters" at a later date, in response to their changing circumstances, potentially through more frequent partial reviews of the SAMDev Plan.
35. The adopted strategy, embedded in the principles of localism, requires the views of the community to carry substantial weight to be effective. The Parish and Town Councils provide a voice at local level to indicate the wishes of the community. It is a strategy that purposely departs from the assessment of settlement selection solely based on those with the greatest level of services and facilities. This means that other larger rural settlements, which have in the past traditionally been considered as suitable for development, are now, in some cases, to be regarded as countryside for policy purposes.
36. Importantly the SA shows that there are no significant negative effects arising from the designation of any of the proposed Community Hubs and Clusters. It was also the case that significant positive effects were found for the majority of those identified. The effects assessed include providing a sufficient quantity of good quality housing to meet community needs; supporting a shift towards more sustainable forms of transport; reducing the needs of people to travel by providing access to key services.
37. The SA also indicated that effect on some of the environmental objectives differs depending on the individual Community Hub or Cluster. Although the assessment of the objectives was neutral at the strategic stage, the more detailed site assessment process reflects these variations. Where relevant they

are also carried forward into the development guidelines for allocated sites. The detailed and focused SA objectives are to protect and enhance Shropshire's landscape; preserve and enhance cultural and historical features; protect wildlife habitats; and reduce the potential risk of flooding.

38. None of the settlements put forward as Community Hubs or Clusters performed poorly against these sustainability criteria such that they were not carried forward into the submission plan. All could be accommodated and so it was not therefore necessary to assess which were to be preferred when appraised against each other. Individual sites within Community Hubs and Clusters were again driven by the preferences of the community. They were subject to SA although the SA objectives were modified to allow a more meaningful assessment of proposed sites to be undertaken.
39. The SA is not intended to be the one definitive and determinative factor in deciding on suitable locations and sites for development. It considers the potential outcomes of the reasonable alternatives to inform the SAMDev process. Policies CS5, MD7a and MD7b cover countryside settlements. These policies have also been subject to SA.
40. One anomaly relates to the settlements of Tyrley, Woodseaves (Sutton Lane) and Woodeaves (Sydnall Lane) that were originally put forward as a Community Cluster and included in the submitted SAMDev Plan. Some procedural inaccuracies with the Parish Council's decision in this regard have since come to light and the original decision of the Parish Council cannot be relied upon as accurately reflecting the wishes of the community. The Parish Council has since confirmed that the correct position is that these settlements are not to be regarded as opting-in to be a Community Cluster. Main modifications are necessary to delete this to ensure the plan reflects the adopted strategy for the rural area, is justified and positively prepared (**MM6, MM158**).
41. A number of representations express concern that the guideline for growth, particularly having regard to housing numbers, has already been achieved and exceeded in some of the Community Hubs and Clusters. On this basis, it is suggested by some, including Parish Councils, that where this is the case that the settlements are now withdrawn from the SAMDev Plan. Whilst the start date of the plan period is 2006, the base date for the housing guidelines for Community Hubs and Clusters is 2011, unless specified within the Plan. It is therefore not surprising that in some instances, four years on, permissions and developments have moved forward at a pace faster than the preparation and examination of the plan. However, that is not to say that the continued inclusion of these settlements as Community Hubs and Community Clusters is no longer sound. At some stage, over the lifetime of any Local Plan, it can be expected that the development anticipated within it will have come to fruition. Any proposals for further windfall development would need to be assessed having regard to Policy MD3.
42. A number of additional Community Hubs and Clusters have been put forward by the development industry, along with potential sites. However, there is no accompanying evidence to suggest that any of these have sufficient support from the relevant community. To include additional Community Hubs and



Clusters without such support would wholly undermine the Council's strategy which is underpinned by community support through a 'bottom-up' approach.

43. A main modification is required to Policy MD1 to clarify the process for designation of Community Hubs and Clusters in the future which would be through a review of the SAMDev Plan or through a formal Community-led Plan or Neighbourhood Plan (**MM3**). This is necessary to ensure the plan is positively prepared and effective.

#### Reliance on windfalls

44. A significant proportion (some 35%) of the remaining housing requirement is expected to come forward through windfalls during the plan period. This is a high reliance on windfall development. The Council has updated its housing supply figures during the examination process, enabling Table MD1 of the SAMDev Plan to be updated to give the up-to-date position as at 31 March 2014. Against the overall housing requirement of around 27,500 dwellings, 8,280 have been built and 4,565 are identified as commitments on sites with planning permission, leaving some 14,655 dwellings to be provided. Of these, the proposed allocations (that do not have planning permission already), have an estimated capacity to accommodate in the region of 9,593 dwellings. The remainder, some 5,062 dwellings, are therefore still required to come forward as windfalls over the remainder of the plan period.
45. Reliance on windfalls to achieve the housing requirements of the area clearly does not provide the same level of certainty and commitment as secured through planned allocated sites. However, historically windfall development has been a major component of housing land supply in Shropshire. Many Community Hubs and Clusters, whilst supporting sustainable levels of growth, are seeking to achieve that growth through smaller scale developments commensurate with the scale of the settlement. A high proportion of the windfall requirement (approximately 67%) would be needed in the rural areas to achieve the guidelines for development set out in Community Hubs and Clusters. Whilst some small sites have been allocated, in many cases, the small scale development is to come forward as windfall development on sites of less than five dwellings which fall under the SHLAA threshold of identified sites. This approach in many Community Hubs and Clusters is consistent with the higher proportion of windfall development needed in the rural areas. Furthermore, historically some 42% of completions took place in the rural areas over the previous 10 years which is higher than the 35% of the overall amount of residential development that Policy CS1 expects the rural areas to accommodate. The CS expectation is based on testing the realism that these trends will continue and I have insufficient evidence to reach any different conclusion. Affordable housing exception schemes and the conversion of rural buildings are significant sources of windfall supply in the rural areas. In such circumstances the reliance on windfall development is proportionate and justified.
46. To conclude on the first issue, the overall approach and strategy adopted by the Council will, in principle, be effective in meeting the objectives of the adopted CS and is justified having regard to the national policy so far as it is relevant to the SAMDev Plan.

**Issue 2 – whether the SAMDev Plan will meet the housing requirements set out in the Core Strategy and will provide a 5 year housing land supply when assessed against it.**

47. Policy CS10 of the CS concerns the managed release of housing land. It confirms that the availability of housing land will be kept under review, maintaining a continuous supply of suitable sites to deliver the overall housing target. Although the SAMDev Plan contains guidelines for the amount of housing to be delivered in specific settlements, for the purposes of establishing whether the authority can demonstrate a five year housing land supply, it is the overall supply in Shropshire that is to be assessed.
48. It was suggested that the Council should not include care home type accommodation in their supply calculations if these were not included in the housing requirement calculations that informed the CS headline figure of around 27,500 dwellings. To do so, would artificially reduce the overall housing supply. CS Policy CS1 was prepared within the context of the RSS review. The RSS evidence base makes no specific reference to whether the RSS target figures included or specifically excluded care home accommodation. It was however informed by the DCLG household projections. A review of the methodology document for the 2006 based projections indicates that the proportion of the population aged 75 and over who live in nursing homes was deducted from the total population before household numbers are calculated. In arriving at the housing requirement for the plan period, the household growth was therefore discounted to take into consideration change in the nursing home populations for the over 75s.
49. Accordingly, the Council has revisited the housing supply data. It has deleted care homes and retirement type housing schemes from the supply calculations where they comprise a bedroom only or provide non self-contained units. It is reasonable to include care home accommodation within the 5 year housing land supply where it is in the form of self-contained units. Shropshire Council has been very cautious in its consideration of which extra care/care home facilities can be included within the supply, giving consideration to the details of a particular scheme rather than simply the description of development which may be misleading. By way of an example, a proposed development at Holyhead Road, Bicton is included in the supply. The planning application submitted on this site (14/05707/FUL received on the 22/12/2014) describes the scheme as the "erection of 85 extra care apartments with communal facilities; associated landscaping, car parking and external works". The applicant has since submitted an application for relief from CIL as it is considered to be 100% affordable housing. It is therefore reasonable for

these units be included in the supply of homes. The Council provided updated figures to the examination in November 2014<sup>1</sup>.

50. The PPG confirms that local planning authorities should consider both the delivery of sites against the forecast trajectory and also the deliverability of all the sites in the five year supply. The CS was not adopted until 2011, some five years into the plan period. Shropshire's Five Year Land Supply Statement for 2009 indicated that there was, at that time, in excess of 6.6 years supply of deliverable housing land and so a need to only identify further land in order to meet housing requirements after 2016. This was based on a residual approach to calculating the five year supply i.e. total requirement minus completions divided by number of years remaining to produce a residual annual average (1406 dwellings per annum). Furthermore the 2011 AMR calculated the five year housing requirement based on the same residual based calculation.
51. Paragraph 5.5 of the explanatory text to CS Policy CS10 explains that the policy sets out phasing measures in order to enable the managed release of housing land to meet targets in Policy CS1. Development will be phased, it confirms, in five year time bands as follows:
- 2006/2011 – 1190 dwellings per annum
  - 2011/2016 – 1390 dwellings per annum
  - 2016/2021 – 1390 dwellings per annum
  - 2021/2026 – 1530 dwellings per annum
52. This phasing is based on anticipated housing trajectories as set out in the Implementation Plan and reflects timing constraints due to the need for infrastructure to be put in place. Phasing will be subject to review, linked to monitoring through the SHLAA and the Five Year Housing Land Supply Statement. Furthermore, the Housing Trajectory at Figure 8 of the CS reflects these phasing bands.
53. The Council's Five Year Housing Land Supply Statement (EV5a) is based upon the position on 31 March 2014, with the housing requirement assessed against these phased time bands. This is the Council's preferred method of calculation (scenario 1). Although the future 5 year requirement is marginally greater than the annualised approach (+75 homes), the overall lower housing requirement between 2006 and 2014 gives a figure of 10,120 homes to March 2014, compared to an annualised housing requirement of 11,000 homes for the same period. It follows that the shortfall since 2006 is similarly reduced if assessed against the lower phased housing requirement (a shortfall of 1,840

---

<sup>1</sup> Note for Inspector - 17 November 2014 and updated sites spreadsheet that provides an update to Appendix B submitted by the Council in response to the Inspector's Matters and Issues (Matter 2).

dwellings compared to 2,720<sup>2</sup>). The annualised figure to achieve a requirement of around 27,500 homes is 1,375

54. On the basis of the phased band methodology, the Council calculated availability of a 5.47 year supply of housing land, including a 20% buffer for persistent under delivery (document EV5a (August 2014)). This was updated (October 2014), as part of the response to the Matters and Issues. Using the same scenario 1 methodology, the Council calculated a 5.48 year supply. Further to this, the Council revised its calculations again (November 2014 calculations), reviewing some sites that were included in the supply calculation in light of discussions at the hearing sessions. This most recent assessment calculates a supply of 5.41 years. These calculations are set out in the table below:

Five Year Housing Land Supply Statement

		August 2014	October 2014	November 2014
A	Dwellings on sites with planning permission	5286	4956	4565
B	Selected resolution to grant	1227	1264	1263
C	Residential Care Homes	205		135
D	SUE	509		489
E	SHLAA Sites	724		1125
F	SAMDev	2590		2799
G	Affordable housing	179		34
H	Windfall Sites	598	598	598
	Delivery Framework C+D+E+F+G	(4207)	4275	4582
		11318	11093	11008

		August 2014	October 2014	Nov 2014
A	Total Deliverable Land Supply	11318	11093	11008

<sup>2</sup> Based on the Council's November 2014 updates.

B	Five Year Housing Requirement	10339	10127	10180
C	Surplus / Deficit	+979	+966	+828
D	Number of years supply	5.47 years	5.48 years	5.41 years

55. The Council's assessment is challenged by some from the development industry on three main grounds; firstly that five year housing land supply should not be calculated on the basis of the phased bands set out in the CS, but on an annualised approach; secondly, that the shortfall arising since 2006 forms part of the housing requirement against which the additional 20% buffer should be calculated; and finally, that some of the sites included in the Council's assessment cannot be regarded as deliverable within the five year period. It is suggested that the Council can only demonstrate as little as 3.72 years supply.
56. Policy CS10 did include the phasing bands referred to above in the submission version of the CS but following discussions at the CS hearing they were deleted from the policy and instead incorporated into the supporting text at paragraph 5.5. It is necessary to understand the background to the changes made in order to decide if the Council's preferred approach to calculating the required 5 year housing land supply (scenario 1) is justified.
57. The Inspector's report states: "As submitted, the policy includes details of the phasing of housing supply over 5-year periods, based on current completions, commitments, remaining allocations, sites identified in the SHLAA, and the release of the SUEs and other sites in the SAMDev Plan. The proposed phasing takes a slightly more optimistic view than the WMRSS Phase 2 Revision, supported by more recent work on the SHLAA. There are some challenges to this phasing, from both house builders and the CPRE, some arguing for different phasing and others arguing for its deletion. In response Shropshire Council proposes to transfer this element of the policy to the explanatory text. This makes the policy less prescriptive, yet retains the broad phasing of housing in the text of the CS to guide the SAMDev and the housing trajectory in the LDFIP (Local Development Framework Implementation Plan), and assist in monitoring. This is a reasonable compromise, particularly since Shropshire Council does not wish to unduly constrain the delivery of housing." The Inspector did not suggest that the phasing bands should be deleted; they remain part of the development plan "to guide the SAMDev and the housing trajectory". This main modification simply ensured that the phasing bands could not act as a ceiling and restrict delivery within the various 5 year bands. The phasing bands still provide the baseline for monitoring purposes, related to the housing trajectory.
58. Paragraph 5.4 of the CS was also amended to clarify that the five year supply of housing land will be assessed against the total Plan target and that the purpose of the policy (my emphasis) is to guide the phased allocations in the SAMDev DPD and will not impact on assessment of five year supply in accordance with PPS3. It is important to note that this paragraph refers to the policy, not the explanatory text. It does not therefore relate to the phasing bands contained in paragraph 5.5 that follows.

59. The policy itself requires new housing sites identified in the SAMDev Plan to be released having regard to, amongst other criteria, the need to maintain a 5 year supply of housing land; the delivery of the levels of development required in each spatial zone and the aim of achieving 60% of overall development on brownfield land. The broad requirements for each spatial zone are set out in CS Policy CS1. Paragraph 5.4 simply clarifies that these considerations (i.e. the levels of development anticipated in the individual spatial zones) have no bearing on the assessment of the 5 year housing land supply which is to be calculated against the total Plan target.
60. The CS was of course adopted prior to the publication of the Framework. The Council explained that it agreed to these changes to the CS prior to the publication of the Framework, the need to include a buffer in the five year supply and the clarification in the PPG that the shortfall should be addressed in the five year period, all of which have implications for the calculation of a five year supply which would not have been anticipated at the time of the CS adoption.
61. As previously explained, the purpose of the SAMDev Plan is to give effect to the CS. The purpose of the housing trajectory in the CS is to illustrate the expected rate of housing delivery over the plan period, demonstrating how the Council will maintain delivery of a five-year supply of housing land to meet their housing target. It reflects timing constraints and was accepted by the Inspector. The phasing is to be subject to review, linked to monitoring through the SHLAA and the Five Year Housing Land Supply Statement. The CS therefore provides justification for the Council's preferred approach (scenario 1) for demonstrating how the SAMDev Plan will maintain delivery of a five year supply of housing land and meet the overall housing requirement. To do otherwise would not properly reflect the CS. The use of the phasing bands set out in the CS as the base requirement against which the five year housing land supply position is to be calculated is therefore justified.
62. The framework makes clear that the buffer, whether it is 5% or 20%, is to ensure choice and competition in the market for land and that it should be supply brought forward from future years of the plan period. There is no dispute that the 20% buffer applies. However, the Council approach is to calculate the 20% buffer based on the Plan's base housing requirement for 5 years only, with the shortfall accumulated to date added subsequently. The Council find support for this approach in two appeal decisions relating to housing developments in Shropshire. Notwithstanding the appeal decisions referred to by the Council, which were determined by the Inspectors on the basis of the evidence before them at that time, it is general practice to apply the buffer to both the 5 year base housing requirement and any shortfall that has accumulated during the plan period. There are examples of this from around the country (examination reports as well as appeal decisions), with perhaps one of the more recent examples being the report to Cheshire West and Chester Council (whose Plan is now adopted on this basis).
63. In reality, the Council's concern that this would increase the overall total housing requirement over the lifetime of the plan is unlikely to come to fruition. The current housing land requirement for five years must sensibly include the under-provision thus far. The 20% buffer should therefore be

calculated on the combined figure as this represents the overall housing land requirement and will give the Council the best opportunity of fulfilling its housing requirements and meeting the framework's objective of boosting housing supply. The buffer should serve the same purpose for the totality of the 5 year housing requirement. This results in a 5.2 year supply of housing land, as per the table below.

		November 2014
A	Total Deliverable Land Supply	11008
B	Five Year Housing Requirement	10548 <sup>3</sup>
C	Surplus / Deficit	+460
D	Number of years supply	5.2 years

64. As set out in the framework, a five year supply is also central to demonstrating that relevant policies for the supply of housing are up-to-date in applying the presumption in favour of sustainable development. Footnote 11 of the framework confirms that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
65. The Council explains that the five year housing land supply statement has been informed by discussions with the site promoters and developers. In accordance with the PPG, deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. The PPG clarifies that if there are no significant constraints to overcome such as infrastructure, sites not allocated within a development plan or without planning permission, can be considered capable of being delivered within a five-year timeframe.
66. The inclusion of some sites in category A (sites with planning permission) that are more than 3 years old has been challenged, particularly outline planning permissions where it appears that no reserved matters application has been subsequently made within the standard time limit. The Council confirms, giving some examples to reinforce its position, that many of the permissions included have longer periods for the submission of reserved matters or commencement than the standard 3 year time limit and so remain extant.

---

<sup>3</sup> 6950 (Plan's housing requirement) + 1840 (shortfall) + 20 % ('the buffer') = 10548.

Others that were referred to have since received full planning permission as part of another scheme. The Council considers many sites have simply not come forward as a result of the economic downturn, rather than any physical constraints preventing delivery and are now expected to progress as the market improves.

67. The Council also includes some sites with a resolution to grant planning permission but awaiting the completion of section 106 agreements. These sites are clearly available and suitable for development given the Council's resolution to grant planning permission. The Council has been careful to only include those with a reasonable prospect of being delivered in five years as established by a thorough case review, with others being subject to a 10% reduction. Indeed some 76.48% of the dwellings included in this category have since received planning permission, thus demonstrating that the Council's inclusion of some selected sites that benefited from a resolution to grant on 31 March 2014, in the five year housing land supply, is robust and justified.
68. In a recent appeal decision, the Inspector did not accept that a site known as the Former Dairy Site, School Road, Ruyton XI Towns (80 units) should be included in the five year housing land supply as the site remains in full use for commercial purposes which does cast some doubt over its delivery within 5 years. The outline planning permission, dated 23 December 2011, allowed 5 years for submission of reserved matters and is therefore still extant. The Council confirmed at the hearing that recent correspondence from the agent suggests that the site is to be marketed in spring 2015 with an anticipated application for reserved matters approval late 2015/early 2016. On balance, based on the evidence before me at the time of the hearings, there appears to be a reasonable prospect that housing will be delivered on the site within five years and for the site to be included in the five year supply at this time. In any event, 80 units would not be significant to the calculation of housing supply.
69. There can be no certainty trying to predict the number of planning applications that will be implemented. A discount of 10% across the whole district is considered to be fair and reasonable, particularly as the Council has applied lower average build rates in the north than the south and central area when calculating the five year supply.
70. To conclude, the Council has carefully selected those sites that it considers can be included in the five year housing land supply (as updated November 2014), taking a cautious approach. The SAMDev Plan addresses the housing allocations necessary to ensure delivery of the required scale of housing consistent with the CS and while it would be preferable for the Council to have a greater supply of housing land, the housing requirement figure and the spatial strategy for delivering it are a matter for the review of the Council's CS in due course.



### **Issue 3 – Whether the SAMDev Plan makes satisfactory provision to meet the accommodation needs of the gypsy and traveller community and travelling showperson's**

71. National policy is found in the Planning policy for traveller Sites (PPTS) which is to be read in conjunction with the framework. Local planning authorities should, in producing their Local Plan, identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets; and identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.
72. CS Policy CS12 is a criterion based policy for the consideration of windfall sites and refers to the provision of new sites in the SAMDev Plan. At the time of the CS examination and adoption there was an identified need for 79 pitches, a transit site and 4 Travelling Showperson's plots. These figures were derived from a Gypsy and Traveller Accommodation Assessment (GTAA) published in 2008.
73. Notwithstanding Policy CS12, no additional sites are allocated in the SAMDev Plan. The Council relies upon the recently published Shropshire GTAA (2014 GTAA) (updated January 2015) to support the case that there is no longer a need to identify any specific site allocations. Using the DCLG-approved model as advocated in Gypsy and Traveller Accommodation Assessment Guidance (DCLG, 2007) for calculating pitch requirements, the 2014 GTAA research demonstrated a shortfall of 5 pitches across Shropshire, excluding an allowance for turnover, to accommodate gypsies and travellers over five years and the need for a further 12 pitches to 2026/27 arising from newly formed households within the county. The turnover of pitches on Council owned sites would, the Council asserts, address these requirements.
74. Further research carried out following discussions at the hearing indicates that not all of the pitches included in the supply of sites benefit from planning permission. The GTAA has been updated to reflect the actual number of authorised pitches. On the basis of the up-to-date information, there is a need for 165 pitches over five years. There are 146 pitches with planning permission<sup>4</sup>, resulting in a shortfall of 19 pitches. A further planning permission for 6 pitches has since been granted (reference 14/04248/FUL). Accordingly, the revised shortfall is 13 pitches, rather than 5. The GTAA

---

<sup>4</sup> 146 pitches are identified in the updated GTAA (Jan 2015). These include a planning permission for 2 pitches at Park Hall caravan site secured after the original GTAA survey was carried out. I have identified 1 additional pitch at Lacon Street, Prees that has not been included. The relevant permission at Lacon Street permits 4 caravans to be stationed on the site, notwithstanding a reference to 2 caravans in the description of development. It is considered this equates to 2 pitches. Only 1 pitch was included in the Council's Table 1 and the updated GTAA.

indicates a further 12 pitches will be required between 2019/20 to 2026/27 based on future household formation.

75. 34 existing pitches were vacant at the time of the initial GTAA survey. These include 10 pitches at Park Hall and 10 vacant pitches at Craven Arms Caravan site, Long Lane. Both of these are Council owned sites that are being extended and / or refurbished. Based on historic trends, the likely turnover of pitches on the Council owned sites, would amount to 7 pitches annually. The additional 12 vacant pitches were identified on a private site at Warrant Road Caravan Park 2. No allowance is made for turnover on private sites which is more difficult to establish.
76. It also became apparent that a number of historic permissions do not restrict occupancy of sites to gypsies and travellers. Nevertheless, in most cases the questionnaire surveys carried out confirm continued occupation by gypsies and travellers. However no questionnaire surveys were conducted at Warrant Road Caravan Park 2, a large private site with no occupancy restriction conditions imposed. This site benefits from two planning permissions equating to 25 pitches, 12 of which were recorded as vacant. The owner of this site is understood to be allowing occupation by both the gypsy and traveller community and the settled population for Park Homes and currently refurbishing the site. At this time it is considered that these vacant pitches cannot be relied upon as being available in the future for the gypsy and traveller community.
77. If all of the 13 existing pitches at Warrant Road are occupied by gypsies and travellers (which is unlikely) but the 12 vacant pitches are not available to the gypsy and travelling community in the future, the Council will still be in a position to comfortably demonstrate a five year supply of pitches and sufficient supply for the remainder of the plan period, having regard to the expected turnover of pitches on Council owned sites. Furthermore, it seems unlikely that all 13 pitches at Warrant Road are occupied by gypsies and travellers and so household formation rates generated by these pitches are likely to be less than calculated in the GTAA. This gives flexibility within the assessment of need.
78. A travelling showperson's site will be displaced as a result of new development. However, negotiations are on-going to relocate the site, with measures having already been put in place in the interim to ensure a site is available during the transition.
79. To conclude, the evidence confirms that it is not necessary for the SAMDev Plan to make further provision to meet the accommodation needs of the gypsy and traveller community and travelling showpersons.

**Issue 4 – Whether the land situated between the Battlefield Brook and the A5124 link road in Shrewsbury should be included as part of the designated Protected Employment Area known as Greenhills Enterprise Park.**

80. Policy MD4 stipulates how employment land and development will be delivered as part of the management of a portfolio of employment land and premises

and to maintain a reservoir of available sites. The portfolio of land and premises includes the committed and allocated sites identified in policies S1 to S18. Policy MD9 (Protected Employment Areas) secures the protection of existing employment areas for Class B and appropriate sui generis employment uses in accordance with the significance of the site. As required in Policy CS14, the protection of existing employment areas is based on evidence of the purpose, viability and redevelopment potential of the sites.

81. The proposed Protected Employment Area to the south of the A5124 link road includes parcels of land that were included in the Shrewsbury and Atcham Borough Local Plan for employment and an area of land known as Greenhills Enterprise Park (GEP). The GEP broadly equates to an area that was the subject of a 'hybrid' planning permission in 2002 ('the 2002 permission') approving highways infrastructure works in detail and employment development plots in outline. It is viewed by the Council as the final land parcel of the extensive Battlefield Enterprise Park. Full planning permission was subsequently secured for a Food Enterprise Centre on plot 5a and a Mercedes car dealership on plot 1.
82. A large swathe of land to the north of the Battlefield Link Road is designated as a Registered Battlefield site. The designation includes two triangular parcels of land which are now, following the construction of the link road, south of it. These two parcels are also included in the proposed Protected Employment Land allocation. The Designation Department within Historic England has conducted a national review of all Battlefields in England including the Battle of Shrewsbury 1403. In the process of this review, Historic England (West Midlands) advised that the Battlefield designation boundary should remain unchanged to protect the views into and out of the Registered Battlefield and to protect its setting by allowing a mature screening belt to be provided to screen development. The Designation Department within Historic England have determined that the boundary of the Registered Battlefield in Shrewsbury should not be changed and the land parcels remain part of the designation. There is therefore a clear conflict if these parcels of land are to remain as Protected Employment Land. A modification is proposed and necessary to ensure the Protected Employment Land allocation fully excludes the two parcels of land to the south of the link road that still form part of the Registered Battlefield. This modification is necessary to ensure that the plan is justified and effective (**MM216**).
83. It has been suggested by one representor that, with the exception of plots 1 and 5a, this GEP land is not 'existing' employment land and should not have been assessed as such or included in the protected area. There is no dispute that the land in question is not part of an existing allocated employment site in an existing Local Plan, being identified as open countryside in the Shrewsbury and Atcham Local Plan. The inclusion of this land in the SAMDev Plan as protected employment land would therefore represent a policy shift in the designation of this land from countryside to being part of an existing employment area. The thrust of the representation is that to regard this land as existing employment land and include it as part of the wider employment area in this way, circumvents the need for an assessment of employment use on the setting of the Registered Battlefield site and correct SA.

84. The evidential basis for the Council including all the GEP land within the Protected Employment Area was that it was thought to benefit from an extant grant of planning permission(s). The history of the relevant 2002 permission is complex. It appears that the former Shrewsbury and Atcham local planning authority did intend to grant a hybrid permission that would enable the implementation of infrastructure works and structural landscaping on the discharge of conditions 2 and 20 respectively. However, in reality, the permission required other conditions to also be discharged before any development commenced. These other conditions were not discharged. It is now accepted by the Council that the outline permission has lapsed due to the failure of a developer to submit a reserved matters application for plots 2, 3, 4 and 5b; there is no extant planning permission on the land. Between 2004 and 2005, the land was engineered to recognisable plots 1, 2, 3, 4, 5a and 5b. The area was bunded and structurally landscaped and the plots were accessed with estate roads and serviced with electricity sub-station, street lighting and all utility services. These works remain in place. This development proceeded in advance of all of the pre-commencement conditions (that go to the heart of the permission) being fulfilled. It was not therefore authorised by the 2002 permission. As such, the 2002 permission failed to ever take effect. The Council's evidential basis for inclusion of the land is therefore incorrect.
85. The question therefore arises whether there is any evidence base to justify the inclusion of the land as part of the Protected Employment Area. There is no definition of an 'existing' employment area in the CS (or the SAMDev Plan) which limits inclusion of sites within such an area to those with an extant planning permission for employment purposes only. As required in CS Policy CS14, the protection of existing employment areas is based on evidence of the purpose, viability and redevelopment potential of the sites.
86. In support of the continued identification of the land as part of the Protected Employment Area, the Council reiterate that the employment uses on plots 1 and 5a did take effect as a result of full planning permissions granted subsequently, establishing the use of the land as a recognisable employment location. These plots are located off Vanguard Way clearly linking this area to the Battlefield Enterprise Park.
87. In 2002 there was a clear acceptance through the grant of planning permission that employment development was appropriate on this land as a matter of principle. This was reinforced by later planning permissions on three plots and the implementation of two of those permissions on plots 1 and 5a. The land has been fully serviced to provide individual plots and access provided to service those plots. It must also be recognised that it was always the intention of the 2002 permission that works of this nature could be implemented without the need for a subsequent reserved matters application. These operations were carried out in 2004/5 using Capital Grant funding in the full knowledge of the Council. Perhaps not surprisingly, given the intent of the 2002 permission, there has been no recourse to take any enforcement action and these works have become lawful through the passage of time.
88. Taking all these factors into account, the purpose of the land has clearly been established as being part of the employment area through the engineering operations and the authorised development that has taken place on two of the plots. The plots continue to be marketed for employment purposes

demonstrating their development potential. There is no evidence to suggest that development on the GEP would not be viable. The continued protection of the land for employment purposes therefore remains justified on this basis.

89. Surveys that have been carried out by the site promoters clarify that flooding and wildlife considerations are not likely to preclude the future development of the serviced plots. Future applications would of course still need to be assessed having regard to the proximity of the site to the Registered Battlefield and the impact development would have on its significance, having regard to the Planning Guidance for the Registered Battlefield (to be incorporated into the Historic Environment Supplementary Planning Document (SPD)).

**Issue 5 - Whether the SAMDev Plan will be effective in delivering the employment land requirements set out in the CS.**

90. The CS identifies a requirement for 290 hectares of employment land. Policy CS1 requires the SAMDev Plan to make provision for the employment needs in towns, key centres and rural areas having regard to the differing pressures, opportunities and constraints in the spatial zones. The distribution of employment development is reflected in the broad ranges given in CS Policy CS1 for the five spatial zones, and the indicative scale of development recommended in the Employment Land Review (ELR) (EV7).
91. CS Policy CS13 requires a responsive and flexible supply of employment land to be planned for and managed in a range and choice of sites in appropriate locations. Some 67 ha of employment land was developed for employment purposes between 2006–2013. The 2012 – 2013 AMR confirms an additional total land portfolio of 296 hectares between 2013 - 2018, of which 169 hectares are site allocations. An additional windfall allowance of 66 hectares results in a healthy strategic land supply of 429 hectares of employment land available during the plan period. Furthermore the identified reservoir of readily available sites (167 hectares) for the period 2013 to 2018 far exceeds the requirement set out in CS Policy CS14 to maintain a steady supply above 72 hectares.
92. The ELR identified three key distributional issues to be addressed in the SAMDev Plan: (a) provision in the north west must provide sufficient encouragement to demand in Oswestry town; (b) provision in the East must reflect the realistic opportunities and potential for development in Bridgnorth; and (c) provision in the north east should seek to more fully exploit the potential of the principal settlements of Market Drayton and Whitchurch to offer better opportunities to promote the Shropshire economy as a whole.
93. The SAMDev Plan seeks to raise the profile of Shrewsbury as a business investment location, in accordance with CS Policy CS13, principally through Policy S16 which sets out a robust development strategy for the County town focusing around two SUEs and two significant employment allocations to the east of the town. These allocations will combine the provision of employment land with housing and will serve the expansion needs of existing successful business parks, the provision of services and the delivery of strategic and key infrastructure for both the SUEs.

94. The support for environmental technologies and creative and cultural industries is generally supported within the Shrewsbury strategy of Policy S16 as the primary centre for these sectors. The tourism economy has a more widespread effect. The strategies for the Market Towns and Key Centres require protection of those characteristics which contribute to the tourism economy. Shropshire is also seeking to develop its linkages between the land based industries by promoting 'added value' enterprises in food and drink production and processing.
95. CS Policy CS15 already establishes the strategic framework for Shropshire's town centre planning policy. It sets out Shropshire's network of town centres from Shrewsbury as the Strategic Centre, Principal Centres (Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch) and District Centres (Albrighton, Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal, Wem, and Minsterley/Ponstesbury). Policies CS15 and CS2 also established the Riverside and West End areas of Shrewsbury as priority town centre locations for delivering a proportion of the comparison retail target of 80,000 square metres of gross floorspace over the plan period (2006-2026).
96. Since the adoption of the CS, the Riverside scheme for approximately 25,000 square metres of additional A1 floorspace has been approved in 2012 (12/00409/EIA). Ignis Asset Management acting on behalf of the New Riverside scheme has confirmed their intention to develop the site in the medium to long term. In addition to the Riverside scheme there has also been around 15,000 square metres gross floorspace of comparison retail commitments in Shrewsbury since 2006 (Shrewsbury Retail Study 2014 Update, appendix A table 13).
97. The recent update to the Shrewsbury Retail Study in 2014 (EV87) has used the most up-to-date Experian data to forecast expenditure capacity, taking account of comparison retail commitments since 2006. This updated position now considers there to be no quantitative need for additional comparison retail floorspace between 2012 and 2026. The policy principles set out in CS15 continue to be appropriate as a framework for decision making, although it is reasonable that the targets expressed in the CS must be considered in the context of the recent evidence. In light of the up-to-date study, it is considered the allocation of further sites in Shrewsbury, especially in out of centre locations, would potentially harm the prospect of delivery on the Riverside scheme. This is a reasonable and justified approach at this time pending the review of the Local Plan which will enable an opportunity for the up-to-date Retail Study to be subject to scrutiny and the longer term comparison retail needs of Shrewsbury to be assessed.
98. Policy MD4 is specific to managing employment development. The policy introduction specifically refers to policies CS14 and CS19 but the strategic context to Policy MD4 is more far reaching. The Council proposed a new introductory sentence to accurately identify the strategic context to the management of employment development and the key objectives for implementing the policy (**MM19**). Similarly Policy CS13 should be included in the list of policies that the AMR is addressing by maintaining a portfolio of employment land and premises (**MM21**).

99. Policy MD4 is only permissive of suitable 'small-scale' employment windfall sites MD4 (1) (ii). A modification is proposed to delete the reference to 'small-scale' in the policy and explanatory text to ensure the plan is positively prepared and effective in the delivery of suitable employment windfall sites of a scale commensurate with particular settlements having regard to the need to support economic growth in rural areas (**MM20**).
100. To offer more flexibility to the consideration of the suitability of 'other employment generating' uses on portfolio sites it is suggested by the Council that a restriction that these other uses should only provide products or services that do not require access for visiting members of the public is too restrictive. A preferred assessment is that a use should 'preferably provide products and services that remove the need for access for visiting members of the public'. This would also be reflected in modifications to Policy MD9 that relates to protected employment areas. These modifications are necessary to ensure the policy is sufficiently flexible to be effective in generating suitable employment uses (**MM22 & MM59**).
101. Policy MD9 protects existing employment land. Paragraph 4.82 clarifies that a greater degree of protection will be afforded to existing employment areas, especially those where the area accommodates key strategic or local employers. Portfolio sites in Policy MD4 will be treated more flexibly. The Council propose a modification to better reflect the policy intention to afford a greater degree of protection to 'strategic or significant local employers'. This is necessary to ensure the SAMDev Plan is justified (**MM58**).
102. To avoid repetition in the explanatory text to Policy MD9 the Council propose to delete paragraphs 4.90-4.95 inclusive (see MM60). Notwithstanding the schedule of proposed modification, this amendment would have no bearing on the soundness of the SAMDev Plan and would be more appropriately considered as an additional modification by the Council.
103. To conclude, the SAMDev Plan will be effective in delivering a sufficient supply of land for economic development, in both quantitative and qualitative terms, to meet the identified needs of the area over the plan period.

**Issue 6 – whether the SAMDev Plan contains a clear strategy to ensure that development will not result in any adverse effects on internationally designated sites.**

104. Shropshire is particularly rich in internationally and nationally designated wildlife sites, which have the highest level of protection. These include sites of European importance that comprise 5 sites designated as Special Areas of Conservation (SACs) and wetlands of international importance designated as Ramsar Sites which include 'meres and mosses' scattered across the northern and central parts of Shropshire. These European sites are protected by the Conservation of Habitats and Species Regulations 2010 (as amended). All SACs and almost all Ramsar sites are also Sites of Special Scientific Interest (SSSI). Appropriate Assessment (as required by the European Habitats Directive) will be necessary for any development proposals that are likely to have a significant effect on a European site (either alone or in combination with other plans or projects). If a proposed development is likely to have a significant effect on a European Site, then any possible pathways must be

analysed to determine if it would have an adverse effect on the integrity of the site. Following any mitigation measures, if the adverse effect cannot be completely removed then planning permission should be refused.

105. The Final Plan Habitats Regulations Assessment (HRA) indicates that development in the Bishop's Castle and Craven Arms areas and the allocation of the Wood Lane mineral site in the Ellesmere area may cause significant effects on internationally designated sites; specifically the River Clun SAC (designated for freshwater pearl mussel) and in the Ellesmere area on the integrity of the Cole Mere Ramsar site and also on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC / Ramsar site. It also highlights the need to assess the nature and scale of recreational pressure arising from the planned extra housing in the Ellesmere, Wem and Whitchurch areas on other Natura 2000 sites.
106. If adverse effects can be sufficiently reduced or overcome through mitigation measures, such that the integrity of a site is not adversely affected, then planning permission may be granted subject to the necessary conditions being attached and/or the requisite section 106 being signed and sealed. Where the HRA has concluded that there are pathways for impacts on the integrity of the Natura 2000 sites, proposed changes to policies have been recommended. These relate to applications within the River Clun catchment, certain other housing allocations and the leisure/tourism allocation at Ellesmere.
107. The HRA sets out a range of mitigation measures to remove those adverse effects, and thus ensure that development can proceed as planned for. Mitigation measures are also included in interim planning guidance, management plans, Place Plans and CS policies. However, Natural England is concerned that the submitted SAMDev Plan does not provide appropriate mechanisms to secure the necessary mitigation. A Statement of Common Ground between the Council and Natural England therefore sets out a number of main modifications that are necessary to make the SAMDev Plan sound.
108. Importantly, all of the affected designated sites have management plans in place that are to be regularly updated. An exception is the River Clun SAC Action Plan which is expected to be complete by the end of 2015. However, the River Clun Nutrient Management Plan (Final version) forms part of the SAMDev Plan evidence base (EV110). The necessary mitigation requirements can be linked to the remedial actions necessary to remove the impact of development as set out in these plans.
109. Main modifications are required to Policy MD12 to make the approach to determining applications clear. The starting point is where a proposal is likely to have a significant effect on an internationally designated site a project-level HRA will be required. Planning permission will be refused where a HRA indicates an adverse effect on the integrity of an internationally designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, measures will be required in accordance with other policies and the remedial actions set out in the relevant management plan for the designated site and the priorities set out in Place Plans where appropriate. Finally, the policy shall, in accordance with legislation, confirm that where no alternative solution exists and where significant adverse effects remain on the types of natural assets listed in the policy, development will only be permitted



where it can be demonstrated that there is no satisfactory alternative means of avoiding such impacts and the social or economic benefits of the proposal outweigh the harm to the asset. Consequential main modifications are required to the explanatory text to expand on the type of detail required and the type of project level mitigation that may be appropriate. These main modifications are necessary so that the policy is consistent with national policy, particularly paragraph 118 of the Framework and reflects the HRA (**MM67, MM68**).

110. Mitigation measures that would reduce the nutrient loading of the River Clun include adding phosphate stripping to the sewage treatment works that do not currently have it, diverting treated effluent from Bishop's Castle and Bucknell Sewage Treatment Works out of the Clun catchment, encouraging mitigating land management practices and installing Sustainable Urban Drainage (SUDs) features for roads and developments. Improvements to the water treatment infrastructure are planned between 2015 and 2019 to reduce phosphate discharges. In addition, Cole Mere and White Mere are vulnerable to changes in water levels and quality. Various policies stress that mitigation measures will be required to remove hydrological and water quality impacts on the integrity of the River Clun SAC in accordance with Policy MD12.
111. In the Ellesmere area the Cole Mere and Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses sites, with open public access, are vulnerable to impacts from increased recreational pressure. Wem is within 7km of Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and therefore new residential development may also generate additional recreational pressure on the site (alone or in-combination). Similarly, Whitchurch is within 2km of Brown Moss SAC. The additional dwellings proposed at Whitchurch, Tilstock, Ash Parva and Prees Heath are within 5km of the SAC and so may act in combination to result in a cumulative impact from recreation on Brown Moss SAC. Suggested mitigation measures include provision of sufficient alternative semi-natural public open space in accordance with Policy MD2 on Sustainable Design) and/or contributions to visitor management measures at the RAMSAR sites in line with adopted Core Strategy Policies CS8, CS9, CS17 and the management or action plan for the designated site as well as the priorities set out in the Place Plans.
112. Main Modifications are required to Policy MD2 to ensure that such appropriate mitigation is secured. Particular consideration will be given to the need for alternative semi-natural open space to be provided using 30 square metres per person as a starting point (**MM10**). These proposed changes to Policy MD2 are necessary to enable development to proceed in the Ellesmere, Wem and Whitchurch areas.
113. The Mineral Allocation HRA (CD6, Appendix 6) provides a detailed assessment of potential impacts from the Wood Lane North sand and gravel site extension which concludes that the safeguards in Policies MD5, MD12 and MD17, to be applied at the planning application stage, are sufficient to ascertain that development will not adversely affect the integrity of Cole Mere. Following the production of a Statement of Common Ground with Natural England (NE) (EV93), further modifications are suggested by the Council to Policy MD5 and the explanatory text in response to the Final Plan HRA to ensure that detailed information and an analysis of water quality and on impacts arising from

sedimentation, hydrological changes and dust on the Cole Mere Ramsar site and the White Mere Ramsar site are submitted to support a project-level HRA. These modifications are necessary to ensure the legislative requirements relevant to Ramsar sites are complied with and satisfactory mitigation measures put in place (**MM25 and MM32**). These issues have been addressed in the supporting documents that accompany a planning application for the working of the Wood Lane North site.

114. Policy S14.2 sets out that the potential for impacts on the integrity of the Montgomery Canal SAC from development within Llanymynech in the Oswestry Area will need to be assessed and that mitigation measures will be required for any hydrological impacts in line with Policy MD12.
115. Various consequential main modifications are required to the relevant settlement policies referred to above to avoid repetition and instead to signpost the need to adhere to Policy MD12 (**MM13, MM95 - MM98, MM100, MM104, MM107, MM108, MM109, MM110, MM132, MM133, MM136, MM138, MM139, MM140, MM142, MM145, MM146, MM147-FMM3, MM150-FMM4, MM151, MM152, MM153, MM168, MM171 – MM173, MM179, MM198, MM199, MM200-FMM5, MM201, MM202, MM204, MM206 – MM209**).

**Issue 7 - Whether the SAMDev Plan will ensure the necessary infrastructure is provided to support the level of development proposed.**

116. In accordance with the framework, Shropshire Council has worked closely with a wide range of service providers to prepare the SAMDev Plan, assessing the quality and capacity of existing infrastructure to meet the demands of the projected growth and to identify any requirements for additional new infrastructure provision. The outcome of this collaborative work has directly informed the settlement strategies within the SAMDev Plan, which set out specific infrastructure requirements where applicable, and forms the basis of the LDF Implementation Plan and accompanying Place Plans which are recognised in both the CS and the SAMDev Plan as an important delivery mechanism for the Local Plan.
117. The LDF Implementation Plan and accompanying Place Plans (CD5) detail the infrastructure requirements and investment priorities needed to deliver the scale and location of growth identified within each settlement. As such, gaps in existing and planned infrastructure provision are identified and assessed in terms of the required timing for any new provision, along with information on the anticipated cost, potential funding sources and lead delivery partners, wherever information is available. Where these information gaps relate to the provision of 'critical' infrastructure, the Council has worked closely with the relevant service provider to seek confirmation that the planned level and location of development can be accommodated. On-site infrastructure requirements are identified (where relevant) in the development guidelines for individual sites. Shropshire's Implementation Plan and Place Plans identify the latest infrastructure investment priorities for each area and will play a leading role in determining the most appropriate targets for investing financial contributions, including Community Infrastructure Levy (CIL).

118. To ensure infrastructure requirements are fully identified and planned for, the LDF Implementation Plan and Place Plans are updated annually through a formal period of consultation between September and January. This annual review cycle ensures the infrastructure plans are regularly updated to reflect changing needs and priorities. It also means that the Place Plans are an important part of Shropshire's localised planning approach, whereby service providers and local communities, via the town and parish councils, are continually engaged in prioritising infrastructure and investment needs within each community, thereby ensuring the delivery of more sustainable places. Importantly, the Place Plans have also been used throughout the preparation of the SAMDev Plan to establish that there are no insurmountable issues relating to infrastructure provision for the identified site allocations and to identify where and when future investment is required by partner organisations.
119. The SAMDev Plan does recognise the need to control development in relation to 'critical' infrastructure delivery and Policies MD2 (Sustainable Design) and MD8 (Infrastructure Provision) therefore seek to ensure alignment with the investment cycles of infrastructure providers. As such, a policy requirement is included within Policies MD2 and MD8 for new development to consider appropriate phasing where a 'critical' infrastructure requirement has been identified. The individual settlement policies further support this approach by setting out specific 'critical' infrastructure requirements for each area, where they are known, along with a need to consider appropriate phasing in such cases. The SAMDev Plan cross refers to the LDF Implementation Plan and accompanying Place Plans which, as 'living' documents, provide a flexible means of capturing and prioritising Shropshire's infrastructure requirements.
120. Policy MD8 sets out the type of considerations that will be taken into account when considering proposals for new strategic infrastructure. To ensure Policy MD8 is effective, consideration should be given to the potential for adverse impacts on natural and heritage assets rather than only 'recognised' natural and heritage assets, which are not defined and therefore open to interpretation (**MM55 & MM57**). In addition, the supporting text at paragraph 4.71 should, in accordance with the views of Historic England, signpost policy MD13 that seeks to protect, conserve and sympathetically enhance heritage assets to ensure the SAMDev Plan is effective. As agreed in the Statement of Common Ground with the Environment Agency, it is necessary to include ecology in the list of matters to which particular attention should be paid in cases involving hydro-electric energy schemes to ensure the policy is effective (**MM56**).

### **Issue 8 – Whether the SAMDev Plan will facilitate the sustainable use of minerals?**

121. The mineral resources currently worked in Shropshire are aggregates (sand and gravel and crushed rock), building stone, brick clay, fire clay and coal. These resources supply both local markets and a wider area, particularly in the case of crushed rock and fire clay where materials supply regional and national markets. National policy guidance requires Shropshire to maintain an adequate and steady supply of aggregates during the Plan period, taking account of the existing production guidelines established by the AWP. The CS establishes that sufficient crushed rock aggregate resources are already

available from permitted sites, but that additional sand and gravel resources need to be allocated to provide for flexibility and local competition during the period up to 2026.

122. Shropshire Council has identified three preferred site allocations which could help to meet the sand and gravel production shortfall. The effect of these allocations, together with a small allowance for windfall capacity, generates a modest surplus which reflects potential deliverability constraints on some of the existing site commitments in the early part of the Plan period. These sites are all extensions to existing sand and gravel sites. The allocated sites are proposed to come forward in two phases. Wood Lane extension (Ellesmere) is included in phase 1 and Gonsall (Condover) and Morville extensions in phase 2. In the Council's view, these sites provide the best balance between the need for comprehensive working and the potential for cumulative impacts from the concentration of mineral working near existing sites. Proximity to the market for the materials concerned has also been taken into account. An explanatory paragraph is required within the supporting text to justify this phased approach which is necessary to address potential cumulative impacts that could arise at Morville where an existing site and the proposed preferred allocation are both served by the same access road (**MM31**). These sites will ensure sufficient landbanks are maintained.
123. In the context of representations concerning the potential need to make additional provision to replace existing production in South Staffordshire, the draft Staffordshire Minerals Local Plan indicates (paras 2.21 & 7.9) that Staffordshire County Council considers that it can maintain an adequate and steady supply of sand and gravel aggregates from sites in its area during the proposed Plan period to 2030 and that no change in the current pattern of supply is anticipated which would require additional resources from Shropshire to compensate for reduced production in South Staffordshire. The SAMDev Plan does not rely, to any significant extent, on reserves in site commitments which have remained unworked.
124. A Statement of Common Ground has been agreed between the Council and the Minerals Products Association (MPA) which has led to a number of suggested modifications to Policy MD5 which concerns sites for sand and gravel working. Schedule MD5b lists those sites to be considered when monitoring demonstrates that the further controlled release of reserves is required. MD5 (2) states that applications for earlier development of these sites will be considered on their merits. Particular regard will be had to three criteria, the first of which is the need for minerals development to maintain an adequate and steady supply of sand and gravel. This is contradictory given the applications being considered against this criteria are those knowingly being made for the "earlier" development of these sites i.e. before the monitoring demonstrates that they are required. This should be deleted to ensure the policy is positively prepared (**MM23**).
125. As currently worded in the submission draft plan, proposals for mineral working falling outside the allocated areas will be permitted where developers can demonstrate a number of criteria are satisfied. These include (i) that the proposal would meet an unmet need or would prevent the sterilisation of the resource; and (ii) the proposal would not prejudice the development of the allocated sites; *and* (iii) there would be significant environmental benefits as a

result of the exchange or surrender of existing permissions or the site might be significantly more acceptable overall than the allocated sites. It is accepted by the Council that a developer should only need to satisfy (i) and (ii) or (iii). This modification is required to ensure Policy MD5 is positively prepared (**MM24**).

126. The Environment Agency considers the effect of a proposed minerals development on hydrogeology in addition to hydrology should be a key consideration in determining applications for development on the Wood Lane North extension site. A main modification is necessary to ensure the policy secures effective mitigation against adverse environmental impacts (**MM26**).
127. The latest available data for sand and gravel sales in Shropshire can be updated to present the latest position (**MM29**). Existing 'permitted sites' include those for which the Council has resolved to grant planning permission subject to completion of a legal agreement (**MM28**). As agreed in the Statement of Common Ground with the MPA, table 5.2 should be presented in an easier format to demonstrate how the sand and gravel shortfall has been assessed (**MM30**). A correction is required in Table 5.3 (**MM33**). These main modifications are necessary to provide clarification and ensure the SAMDev Plan policies are justified, having regard to the supporting evidence.
128. Policy MD17 gives support to applications for mineral development where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. The policy sets out those matters that particular consideration will be given to and the type of detailed information to be included in an application. To reflect the Statement of Common Ground with Historic England and to reflect national policy, when determining an application particular consideration will also be given to protecting, conserving and enhancing the significance of heritage assets including archaeology (**MM85**).
129. A number of main modifications are sought by the Council that have been agreed with the MPA to ensure the policy is effective and positively prepared. In addition to the extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate use of high quality materials, consideration is to be given to evidence of the quantity and quality of minerals (**MM84**). Where necessary, rather than 'impose' output restrictions they should be 'agreed with the operator' (**MM86**). MD17.5 is relevant to sustainable proposals for the working of building stone. This should be specified (**MM87**). By way of explanation to justify the approach set out in policy a new paragraph explaining that minerals are a finite resource and that applications should be accompanied by appropriate evidence to demonstrate the quantity and quality of mineral is required (**MM89** (listed as MM99 in the published consultation material in error)).
130. Mineral working has the potential to impact on both groundwater and surface water as a result of removal of materials, de-watering activities and restoration activities. A modification is sought by the Council in agreement with the Environment Agency to add a paragraph to the explanatory text explaining the potential implications and type of assessment necessary to enable consideration of the effects of a development on environmental

features supported by groundwater, for example wetlands, watercourses, ponds or existing water supplies (MM88). This will ensure the policy is effective. A further paragraph highlighting the benefits that a restored site can make to the objectives of the Water Framework Directive by helping to achieve good ecological status by 2027 and supporting multi-functionality in after use schemes has been agreed with the Environment Agency and Council to ensure the policy is positively prepared (MM90).

131. Policy MD17 is concerned with the management of minerals sites and their effects. However, the monitoring indicators are based on levels of production. To ensure that the monitoring indicator is effective a modification is required, as proposed by the Council, to monitor the proportion of planning consents in which the policy is referenced (MM91).

132. Lafarge Tarmac objects to proposed main modifications MM27 that relates to Morville Quarry extension. It is acknowledged that the Statement of Common Ground with Natural England did not refer to any need for a site restoration scheme to be designed to deliver significant wildlife benefits as indicated although previous representations did. The minerals site assessment at stage 2a acknowledges that the site has potential to deliver biodiversity benefits upon restoration, a consideration that contributed to the selection of the site. A requirement to include a restoration scheme that includes significant wildlife benefits is therefore justified (MM27).

133. To conclude, the preferred allocations, together with the proposed windfall policy, provide sufficient certainty and flexibility to maintain an adequate and steady supply of sand and gravel consistent with the established production guideline without the need for additional allocations.

### **Issue 9 – whether the SAMDev Plan is consistent with national policy relating to onshore wind turbines, in light of the recently published Ministerial Statement**

134. On 18 June 2015, the Secretary of State published a Written Ministerial Statement (WMS) regarding onshore wind turbine development. The WMS sets out new considerations to be applied to proposed wind energy development so that local people have the final say on wind farm applications. When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the proposed development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the proposal reflects the planning concerns of affected local communities and therefore has their backing.

135. In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Policy MD8 sets out criteria that proposals for Infrastructure Provision, including wind energy proposals, would need to meet. The SAMDev Plan does not allocate suitable areas for wind energy development. In light of the WMS, such a criteria-based policy would not be effective or consistent with national planning policy. In short, it would be

impossible for any wind energy proposal to be permitted even if all the criteria were satisfied because neither the SAMDev Plan nor any neighbourhood plans identify "suitable areas" for such development.

136. The Council suggest that the preferred way forward, to avoid any further delays is to modify Policy MD8(4)(i) so that Policy MD8 does not include criteria against which wind turbine applications would be assessed and instead that the wind turbine proposals will be considered against the WMS. Main Modifications are necessary to this end to ensure that the SAMDev Plan accords with the WMS (**FMM1 & FMM2**).

**Issue 10 – whether the management of development policies (not previously referred to) are positively prepared, justified and effective.**

137. A number of modifications are suggested by the Council. Whilst none alter the main thrust of the policies, some are nevertheless necessary to ensure individual policies are sound. These are referred to below.

**Policy MD2 – Sustainable Design**

138. Policy MD2 relates to Sustainable Design. The framework confirms that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Policy MD2 requires, amongst other criteria, that developments achieve local aspirations for design as set out in locally produced formal documents. Whether or not local aspirations are achieved is a rather subjective judgement, particularly where no formal documents exist. Furthermore, there could be tensions between 'local aspirations for design' and what is regarded to be 'locally distinctive or valued character', also to be satisfied, which may lead to some difficulties in the application of the policy. To be effective, it is considered that developers should be required to 'respond positively' to local design aspirations set out, thereby allowing a degree of flexibility alongside an assessment of locally distinctive or valued character (**MM7**). This would not undermine the great importance that the framework attaches to the design of the built environment.

139. Some changes are required to ensure the precise policy wording is consistent with national planning policy both in relation to the protection of heritage assets (**MM8**) and the incorporation of SUDS in developments (**MM9 & MM11**).

140. For non-residential developments it is considered that a requirement to provide open space based solely on the estimated number of future employees is not justified. For example, the nature of the business operation may require a large building but nevertheless generate a need for only a low number of employees. In such circumstances the area of open space required may well be disproportionate in terms of design and locational context. To be justified and effective the requirement to provide open space should be design-led (**MM12**).

## Policy MD3 – Delivery of Housing Development

141. Policy MD3 provoked considerable response and discussion about its practical application and effectiveness. A modification is required to make it clear that Policy MD3 is concerned with the delivery rather than management of housing to ensure consistency with the CS. Furthermore, development guidelines for allocated sites are set out in the settlement policies and so there is no need to refer to them within this policy, not only to avoid repetition but to ensure Policy MD3 is clear and effective in relation to sustainable windfall developments. The reference to allocated sites in MD3 (1) (ii) should be deleted (**MM14**).
142. In relation to applications to renew an existing permission, Policy MD3.2 requires evidence of an intention to develop the application site within three years. This simply adds a further burden on a developer that is counter-productive to the clear objective set out in the framework to boost housing supply and speed up the planning process. There is no such requirement in the framework and no local justification for its application here (**MM14 & MM16**).
143. The policy sub-section dealing with settlement guidelines is worded in both the sub-heading title and wording to imply that there is an intention to only match the guideline figure and not exceed it. However it is a "guideline" not a maximum or minimum figure, consistent with the CS policy to secure 'around' 27,500 dwellings. Its application should therefore be flexible and worded positively to reflect this (**MM14**). Modifications are also required to the supporting text to clarify the approach to settlement housing guidelines (**MM17**). This is necessary to ensure the policy is positively prepared and consistent with national policy.
144. One criterion of Policy MD3 requires evidence of community support. There is no explanation of how this is to be assessed. It is ambiguous and open to wide interpretation. For example, would the lack of any objection be an indicator that there is community support for a scheme? If a development gains some support as well as objections, is this nevertheless evidence of community support? Objections may be brought forward that are not material planning considerations or supported by evidence. It is a policy requirement open to many interpretations and not justified. It could potentially render an acceptable development, in planning terms, nevertheless contrary to the development plan. The starting point for determining a planning application is the development plan and the SAMDev Plan has been subject to extensive consultation and community influence. Representations made in response to an application proposal or appeal will be considered in any event. The inclusion of this criterion is not justified and the policy not positively prepared. It should be deleted (**MM14**).
145. A further criterion is suggested that clarifies that regard can be made to the cumulative impact of developments in a settlement. I do not share concerns that this would be in conflict with the presumption in favour of sustainable development. It enables the capacity of the settlement to accommodate cumulative growth to be assessed, in addition to the economic, social and environmental role of a particular scheme. This is not a new concept or contrary to the principles of sustainable development. The likelihood of other



developments being delivered could be a material consideration in the determination of an application. The modification is reasonable and necessary to ensure the policy is effective **(MM14)**.

146. Finally, paragraph 4.22 suggests any proposal that would result in development over a settlement guideline 'by too great a degree' would not be considered sustainable. That may be so in some cases, but the sustainability credentials of a development will differ from scheme to scheme. An alternative paragraph incorporated into paragraph 4.16 which better reflects the presumption in favour of sustainable development set out in the framework, would ensure consistency with national policy and ensure that the policy is positively prepared **(MM15 & MM18)**.

147. These various modifications to Policy MD3 are necessary to ensure it is positively prepared, justified and effective.

#### Policy MD6 – Green Belt

148. Policy MD6 is relevant to development in the Green Belt and supplements CS Policy CS5. Policy MD6 does not distinguish between development that is inappropriate and that which is not inappropriate in the Green Belt having regard to paragraphs 89 and 90 of the framework. However CS Policy CS5 refers to additional control of new development in line with government guidance in PPG2 (Planning Policy Guidance Note 2 contained the national policy in relation to Green Belts at that time). The explanatory text to the policy explains the general presumption against inappropriate development, particularly development which impacts on the openness of the Green Belt, and this will limit the ability to support proposals which are not identified as acceptable development types in PPG2. Very special circumstances are required to justify otherwise inappropriate development which would harm the Green Belt. The framework confirms that inappropriate development continues to be, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Policy MD6 does not need to repeat national policy, but it will need to be applied consistently with it and in accordance with CS Policy CS5. In its current form, that cannot be done. Some modifications are required.

149. The first limb of Policy MD6 supports development that would not conflict with the purposes of including land in the Green Belt. This part of the policy must generally be inclusive of development that is not to be regarded as inappropriate development having regard to paragraphs 89 and 90 of the framework and CS Policy CS5. In addition it requires all proposals to demonstrate that there is no harm to openness. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. However, some of those types of development considered not to be inappropriate development (and therefore not in conflict with the purposes of including land in the Green Belt), are likely to cause some degree of harm to openness i.e. buildings for agricultural and forestry and the proportionate extension of a building. Another example of development that is not to be regarded as inappropriate development is the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries. Such development will only be regarded as not being inappropriate if the development preserves the openness of the Green Belt. As can be seen, the requirement to

demonstrate no harm to openness cannot be applicable in all circumstances. Policy MD6 is not therefore consistent with national policy in this regard and the requirement to cause no harm should be deleted (**MM34**).

150. Policy MD6 then sets out two additional exceptions when development in the Green Belt would still be supported, having regard to Policy CS5. The first refers to limited infill development in Community Hubs and Clusters. The suitability of limited infill is consistent with both paragraph 89 of the framework and the CS. The second confirms support for development on previously developed sites, which again is consistent with the framework, other than in the circumstances referred to below. These types of development are not 'exceptions'. Accordingly a modification is necessary, as suggested, to refer to these as simply development that will be supported (**MM34**).
151. In referring to development on previously developed sites, the policy includes the change of use of land. This is not one of the other forms of development listed in paragraph 90 to be regarded as not being inappropriate development. In this respect, Policy MD6 would circumvent the need to demonstrate very special circumstances to justify inappropriate development, contrary to the framework. Accordingly, a modification is necessary to delete the inclusion of 'the change of use of land' in the list of developments which Policy MD6 regards as suitable (**MM35**). The framework restricts the re-development to sites to those that would have no greater impact on the openness of the Green Belt. A main modification is required to reflect this in Policy MD6 (1) (ii) (**MM35**). Policy MD6 (1) (ii) also restricts the type of uses that would be acceptable on previously developed sites to employment or economic uses, defence uses, local community use or affordable housing. All these uses would be permissible under the framework provided that they would not have a greater impact on the openness of the Green Belt. It is recognised that the Framework makes no such restriction on re-development for other uses. However MD6 reflects and is consistent with the uses outlined in CS Policy CS5 and is giving effect to it.
152. The Council wish to amend Policy MD6 so that it refers to Policy MD7 as policies MD7a and MD7b (see MM37 & MM38). However these amendments do not change the interpretation of the policy in any material way and so are not required to make the SAMDev Plan sound. Similarly proposed amendments to paragraph 4.51 to simply refer to policy CS11 and CS13 has no bearing on the interpretation of the policies or explanation (see MM39). Accordingly and notwithstanding the published schedule of MMs, they are not necessary to make the SAMDev Plan sound. The Council can consider making additional modifications to this affect should it wish.

#### Policy MD7 – Development in the countryside

153. Development proposals in the countryside are to be considered against policies MD7a and MD7b. MD7a sets out the circumstances when exception site dwellings and conversions of buildings to provide open market housing will be considered acceptable. Some modification is required to the policy and supporting text to ensure that the requirements to be satisfied for the conversion of residential buildings are clear and effective, particularly having regard to their heritage and landscape value. I have slightly amended the

wording to that publicised of MM40 to reflect the Statement of Common Ground with Historic England (**MM40 & MM51, MM53**). Additions are required to the supporting text and policy to reflect the permitted development provisions allowing change of use of agricultural buildings to residential use to ensure consistency with national policy and to protect the long term affordability of single plot exception dwellings (**MM40 & MM45**).

154. Similarly, the circumstances when dwellings to house essential rural workers will be permitted require some modification to ensure the requirements are clear and the policy effective (**MM41-44**) together with modifications to the supporting text (**MM47 & MM48**). In particular it is necessary to distinguish between a rural enterprise and rural business that may comprise a number of rural enterprises (**MM47-49 & MM54**).
155. Modifications to the explanatory text are required to clarify that a successful application to remove an agricultural occupancy condition would normally, like other housing development, be required to make provision for off-site affordable housing financial contributions and to identify specific exemption for previously unrestricted pre-existing dwellings (**MM46 & MM50**). This will ensure consistency in approach and that the policy is effective in this regard.
156. Policy MD7b concerns the general management of development in the countryside. Sub-section 3 relates to agricultural development and requires development to be required in connection with a viable agricultural enterprise. This is an onerous requirement that prevents expansion that may be required to enable an agricultural business to become viable and is not justified or consistent with national policy. Accordingly the Council suggests the policy is modified to simply require an agricultural building to be of a size / scale and type which is consistent with its required agricultural purpose and the nature of the enterprise or business that it is intended to serve (**MM52**).

#### Policy MD10 - Managing Town Centre Development

157. One of the purposes of the Policy MD10a and b is to enable the local planning authority to give relevant consideration for non-retail proposals in the defined PSA. Policy MD10a identifies three categories of retail centres. In Category 'B' Centres the presumption in favour of retail (A1) proposals in the PSA is stated. It should equally be stated in Category 'C' Centres (**MM62**). The policy explains how other main town centre uses and non-town centre uses will be considered in the PSA, Primary frontages and secondary frontages. It is considered that 'additional' uses (i.e. additional to those that already exist) rather than 'other' would more accurately reflect the intention of the policy together with confirmation that non-town centre uses will only be resisted in ground floor premises within PSAs (**MM61 & MM62**). This will ensure the policy is positively prepared and effective.
158. The Policy refers, in some instances, for it to be demonstrated that the proposal "would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses". To ensure clarity for a decision maker about what may constitute 'an over concentration or undue dominance of non-retail uses' a main modification is proposed to the explanatory text to confirm that "in assessing whether there is an over concentration or undue dominance of non-retail uses, particular

regard will be had to whether the proposal would lead to an unbroken row or clustering of non-retail units along a single street" (**MM63**).

159. Policy MD10b responds to the requirement in the framework for local planning authorities to establish proportionate and locally set floorspace thresholds to assess the need for applicants to prepare Impact Assessments for retail, leisure and office proposals. It is considered that establishing locally specific thresholds is justified in Shropshire given the high default threshold of 2,500m<sup>2</sup> identified in the framework.

160. The locally specific thresholds derive from the Shrewsbury Retail Study 2010 (EV41). Whilst this piece of evidence predominantly focussed on Shrewsbury, the issue of locally set thresholds for Shropshire's wider network of centres was assessed in section 10 of this report. This suggested the Council apply a tiered approach based upon the level of centre, i.e. strategic, principal or district. It advised using the floorspace thresholds now proposed in policy MD10b, having considered the role of the centres, and the likely scale of development that may lead to significant adverse impacts. It is therefore considered that the thresholds set out in MD10b are locally justified.

#### Policy MD11- Tourism facilities and visitor accommodation

161. To ensure consistency with CS Policy CS16 a modification is required to Policy MD11.8 to include support for visitor accommodation in the rural areas that concern the re-use of existing appropriate rural buildings (**MM64**). The wording to Policy MD11.11 requires modification to clarify that conditions will be imposed on new planning permissions for visitor accommodation to prevent their use as residential accommodation. I have made a further minor change to the published wording as the condition is imposed on a planning permission rather than an application (**MM65a**).

162. The monitoring indicator relates to the amount of leisure, retail and office delivered. This indicator is already reported under CS Policy CS16. It is not a direct measure of the effectiveness of Policy MD11 that supports tourism, leisure and recreation developments. A main modification is proposed to replace it with an indicator that monitors the number of applications approved or refused on Policy MD11 grounds and holiday let completions by type and location. This will refocus the monitoring indicators for MD11 to create an effective basis for monitoring the tourism policies in the Local Plan as a whole (**MM66**).

#### Policy MD12 – The Natural Environment

163. Paragraph 109 of the framework confirms that the planning system should contribute to and enhance the natural and local environment in a number of ways, including protecting and enhancing valued landscapes, geological conservation interests and soils. Soils should be valued as a finite multi-functional resource, which underpin wellbeing and prosperity. Decisions about development should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver. To reflect the Statement of Common Ground between Natural England and the Council, and to ensure consistency with national policy, a new paragraph is required in the supporting text to signpost the Code of Practice developed by

DEFRA produced to inform and assist the better protection of soil resources **(MM70)**.

164. The Statement of Common Ground between Historic England and the Council suggests a main modification that confirms that historic landscapes make an important and distinct contribution to landscape character and their significance and setting should be taken into account when assessing the impact of development proposals. This sets the criteria in Policy MD12 in the context of the historic environment and is required to ensure that the SAMDev Plan reflects national policy in respect of heritage assets **(MM69)**.

165. It is not clear how the monitoring indicators will effectively monitor the full range of the policy, for example the effects on important woodlands, trees and hedges. Main Modifications are necessary, as proposed by the Council, to ensure the monitoring indicators will be effective in assessing the policy objectives as a whole **(MM71)**.

#### Policy MD13 – The Historic Environment

166. Local Plans should include a positive strategy for the conservation and enjoyment of the historic environment. The Statement of Common Ground between Historic England and the Council suggests a number of Main Modifications to ensure the SAMDev Plan properly and accurately reflects national policy. Policy MD13 should include the need to protect heritage assets as well as conserve and enhance them by ensuring that wherever possible, proposals should avoid harm or loss of significance to designated or non-designated assets including their settings. In addition it is necessary to make some modifications to the precise policy wording to reflect the approach set out in the framework in circumstances where proposals are likely to affect the significance of a designated or non-designated heritage asset **(MM72)**. This will ensure that the policy is sufficiently clear to ensure that a decision maker will know how any planning applications affecting heritage assets are to be considered and reflect national policy. A number of consequential changes are required to the explanatory text again to accurately reflect the framework **(MM73)**.

167. The proposed monitoring indicator relevant to Policy MD13 relies on information 'as and when available'. Monitoring is to be based on the number of assets significantly affected. In the absence of any threshold or objective benchmark against which monitoring is to be judged, the monitoring indicator will not be effective. Accordingly a modification is required to clarify that the effectiveness of the policy will be assessed by a comparison of the number of heritage assets at risk, compared with the 2012-13 baseline and the number of reports produced in response to development proposals that are integrated to the Historic Environment Record on an annual basis **(MM74)**. This will give a meaningful assessment.

#### Policy MD14 – Waste Management Facilities

168. A modification is proposed to confirm that national policy guidance on waste is produced in National Planning Policy for Waste (Oct 2014) **(MM75)**. A main modification is advanced by the Council and the Environment Agency, as agreed in a Statement of Common Ground, to provide clarity in the

explanatory text regarding environmental impacts which may also be subject to regulation under environmental permitting or pollution control regimes. In particular, details accompanying a planning application should include the location of any waste or digestate storage tanks relative to the seasonal water table to ensure groundwater is adequately protected (**MM76**).

169. The specified monitoring indicator for Policy MD14 is based on available capacity which is not directly related to Policy MD14 which concerns the management of potential impacts which may arise from waste management development. A main modification is necessary altering the indicator to the monitoring of the proportion of planning consents in which the policy is referenced in reasons for planning conditions consistent with the policy criteria (**MM77**).

#### Policy MD15 – Landfill and Landraising Sites

170. Policy MD15 requires proposals for new facilities or extensions to existing facilities to satisfy a number of criteria in section 2, one of which is that the need for the facility outweighs any adverse environmental impacts. This assumes there is a need, which may not be the case. A modification is required placing the onus on a developer to demonstrate that there is a need for the development to ensure the policy is effective in controlling and managing waste facilities (**MM78**).

171. Policy MD15 is not seeking to create new landfill capacity specifically but rather to ensure the suitability and adequate control of any proposals that may come forward. However the monitoring indicators are based on capacity. To ensure that the monitoring indicators are consistent with the purpose of the policy and effective, a main modification is required to add a further indicator to monitor the proportion of planning consents in which the policy is referenced in the reasons for imposing planning conditions consistent with the policy criteria (**MM79**).

#### Policy MD16 – Mineral Safeguarding

172. The framework states: "In preparing Local Plans, local planning authorities should:

- define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas;
- set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place;..."

Policy MD16 sets out specific criteria against which applications for non-mineral development in Mineral Safeguarding Areas (MSA) will be considered.

173. To reflect the most up-to-date position, the Policies Map should include the MSA boundaries and protected mineral transport and processing facilities and the supporting text highlight that more detailed information is available on the

'interactive' mineral safeguarding map available on the Council's website proposals (MM80).

174. Paragraph 4.151 sets out the types of non-mineral development which are exempt from the requirements of Policy MD16. These include applications that are in accordance with the development plan where the assessment of site options took account of potential mineral sterilisation and determined that prior extraction was not required. For the avoidance of doubt and to ensure the SAMDev Plan is effective, site allocations should expressly be included in this exemption criteria (MM81).
175. Also exempt are applications where there are overriding factors which in the national, regional or local interest must be satisfied. It is not however clear what overriding factors these might include. This could lead to exemptions which are inappropriate and unjustified. Whilst it is not possible to provide an exhaustive list, a main modification supporting an amendment to the structure of the sentence to specify that it relates to applications for development of (my emphasis) national regional or local significance which outweighs the value of the mineral would offer greater clarity to ensure the policy is effective (MM81). It requires a balancing exercise to be carried out. It is not necessary to exempt applications where further evidence is presented to the MPA which confirms that the area of resource affected would not be economic to work as the policy criteria already includes economic value as a consideration (MM82).
176. The current monitoring indicator relates to the number of applications accompanied by a Mineral Assessment. The Council explain that it is intended to measure the effectiveness of the policy in triggering proper consideration of mineral issues in the context of non-mineral development in safeguarded areas, consistent with MD16(3). The content of a Mineral Assessment is the mechanism by which applicants for non-mineral development in safeguarded areas can demonstrate compliance with the policy tests identified in MD16(1) and MD16(2). However, this would not establish if the policy is being effective. The Council accept that the monitoring of the number of applications refused due to the impact on safeguarded mineral resources and infrastructure would be a preferred indicator (MM83).

**Issue 11 – Whether the settlement policies and site allocations are justified and the most appropriate when considered against the reasonable alternatives to effectively deliver the requirements of the Core Strategy**

177. The SAMDev Plan includes Settlement Policies that identify how and where development should be delivered, having regard to the growth options and distribution of development set out in the CS. The identification of sites in the SAMDev Plan has been informed by a site assessment process which considered deliverability and incorporated SA criteria (EV81). The process incorporates the views of local communities, Shropshire Councillors and Town and Parish Councils as far as practicable. It also takes account of promotional material submitted by landowners, developers and their agents. Furthermore, the process includes critical planning considerations such as infrastructure constraints, planning history, availability, deliverability, strategic fit, flood risk

and site related benefits and has regard to the duty on the Council to have regard to the purpose of conserving and enhancing the natural beauty of the AONB. The detailed explanation of the SAMDev Plan's preparation and in particular the process of selecting the residential and employment allocations is included in the SAMDev Technical Background Paper (EV77).

178. The allocations within the Community Hubs and Clusters derive from a technical assessment of the reasonable alternatives and community engagement and consultation processes. It is acknowledged that there are often a number of other realistic alternative sites in the settlements, many of which were still being promoted as preferred sites during the examination. In accordance with the strategy founded on the principles of localism whereby active engagement with local communities has helped to identify, and wherever possible agree strategies to deliver sustainable growth to provide for local development and infrastructure, community preference has been a key determining factor in site selection.
179. Throughout the settlement policies, some main modifications are proposed that are common throughout. In particular, some have been agreed by Historic England and the Council in the Statement of Common Ground and are proposed and necessary to ensure the precise policy wording and supporting text affords adequate protection of heritage assets as intended and is consistent with national policy (**MM93a, MM105, MM117, MM118, MM156, MM159, MM162, and MM169**). For the same reason modifications are required to Schedule S8.1a (site allocation ELL003a). However, as suggested in the response by Historic England the clause relating to flood risk and heritage assets is to be separated. I have further clarified it to ensure it is understandable and effective (**MM141a**). Similarly, the precise wording of MM154 that relates to Policy S.10.1 (6) in Ludlow should read 'protect, conserve (not restore) and enhance' to accurately reflect the terminology used in the framework (**MM154a**).
180. Some policies identify a particular type of housing that is required in the relevant area. These include references to the delivery of housing that is 'appropriate for people of retirement age'. A modification was proposed to suggest that such housing should be achieved by 'meeting lifetime homes standards'. However following the Written Ministerial Statement issued in March 2015 that sets out revisions to national policy on housing standards, Lifetime Homes Standards should no longer be included in policy. Accordingly the suggested main modification referring expressly to these standards is no longer justified. The policies do not restrict occupation to people of retirement age, but simply require the homes to be appropriate. Nevertheless, for clarity, I have amended the modified wording to require the homes to be "capable of occupation by people of retirement age". This change would not cause any prejudice. It is accepted that policies should not be overly prescriptive in determining what proportion of a particular type of housing is sought to ensure the development of sites remain attractive and deliverable having regard to market conditions. Some modifications are therefore required to delete such overly prescriptive requirements to ensure policies are effective (**MM93a, MM94**).
181. Although some suggest there is a 'need' for less or more housing and employment in a particular settlement the objectively assessed need relates to



Shropshire as a whole. There is no requirement to demonstrate an objectively assessed need relevant to a particular settlement although the overall distribution of development in the spatial zones is to align with that set out in the CS.

#### Albrighton (Policy S1).

182. Albrighton will provide for local needs, delivering around 250 dwellings. The Albrighton Neighbourhood Plan 'Light' is a non-statutory community-led plan, the contents of which are reflected in the SAMDev Plan. Two sites are allocated and land is to be safeguarded for the village's long term development needs. It is the Council's intention that the safeguarded land is to be treated as if Green Belt; in other words that its openness is preserved. However the policy wording implies that development that is not inappropriate in the Green Belt may be acceptable. Such development could still potentially prejudice the future development of this land. The key consideration is that no development should be permitted that would prejudice the future development of the land, whether it would be inappropriate development in the Green Belt or not. A modification is therefore necessary to ensure the policy is effective (**MM92**).

#### Bishop's Castle Area (Policy S2)

183. The town lies to the west of the Shropshire Hills AONB and within the catchment for the River Clun, a SAC. Other development constraints include the town's medieval settlement pattern, the town centre conservation area, a large number of listed buildings and the castle site which is a Scheduled Ancient Monument. One housing site is proposed which will accommodate about 40 dwellings. With built and committed housing deducted from the development guideline of 150 homes, only around 25 windfalls are required. Land at Bishops Castle Business Park is allocated as an extension to the successful Phase 1 development which is reaching full capacity.

184. Five Community Hubs and five Community Cluster groups are identified in the Bishop's Castle Area, each seeking to accommodate a scale of development reflecting community aspirations.

185. In Clun one site is allocated. The Town Council seeks a main modification which is supported by the Council and is intended to ensure delivery of a minimum of 60 dwellings on the allocated site to drive a more sustainable mix of housing types and sizes to meet local aspirations for affordable and family housing. A maximum restriction of no more than 10 dwellings to be delivered through small scale windfalls is also proposed. By way of justification, the management of windfall development in the town is necessary to ensure growth respects the historic character of the settlement and the constraints imposed by the historic, narrow and restricted street pattern. Main modifications are necessary to ensure the policy is effective (**MM99**). There is also a need for a specific Flood Risk Assessment to determine the layout of the site to ensure development is delivered within the Flood Zone 1 area on the proposed site. This assessment should investigate the need to reposition the eastern boundary of the site to accommodate the proposed scale of development. (**MM101**).

186. Four sites are proposed in the Community Hub of Lydbury North which reflects community aspirations set out in the Lydbury North Neighbourhood Plan 'Light', a non-statutory community-led Plan. The proposed strategy is to focus the delivery of housing on the allocated sites being brought forward with windfall development comprising exceptions affordable housing only. The strategy seeks to constrain housing development within the preferred development target, to respect the setting of the village in the AONB and to protect the character and appearance of the Conservation Area within the central core of the settlement.
187. It was clear from discussions at the hearing about Lydbury North settlement that LYD009 is unlikely to come forward in conjunction with the adjacent allocations. There is no explicit requirement for it to do so but to ensure this is not a barrier to future development a main modification is suggested to provide clarification and ensure the policy is effective (**MM102**). The policy suggests the site could accommodate around 3 dwellings or 4 if the existing bungalow is replaced. It was suggested at the hearing that 2 dwellings was a more realistic figure and that it is the owner's intention that the bungalow remains. This is to be reflected in a main modification to ensure the requirements of the policy are justified (**MM106**).
188. The Strategic FRA highlights the potential for blockages due to the location of a culverted watercourse on sites LYD007, 08 and 09. It is therefore necessary to ensure that a site specific FRA is carried out to ensure that development is informed by the location and issues arising as a result of the watercourse. This is necessary to ensure the policy is consistent with national policy relating to flooding (**MM103**).

#### Bridgnorth Area (Policy S3)

189. Bridgnorth is the second largest of 5 market towns in Shropshire and is located on the western edge of the West Midland conurbation. It therefore offers considerable potential to attract investment into Shropshire and to trade into these larger urban markets. The eastern side of Bridgnorth is tightly constrained by the West Midlands Green Belt. This has greatly limited the options available to the town in the SAMDev Plan. The CS emphasises Bridgnorth's role as a focal point which contrasts with strongly felt local views of a historic town that should be preserved at its current size. Most of the opportunities in and around Bridgnorth for infill development and small additions to the town have been used up.
190. To accommodate the long term future of the town it is necessary to open up new areas. The provision of good quality employment land will provide a long term benefit by improving the range and choice of investment options in this location. The allocated sites are concentrated at Tasley and extend the built development beyond the by-pass at the western end of Bridgnorth. The proposed site allocations represent a comprehensive scheme with no landownership or co-ordination barriers to delivery. It will deliver the required new junction on the A458 and the relocation of the livestock market necessary to facilitate development on the side of Bridgnorth that is not constrained by the Green Belt. The proposals offer balanced development, with a range of community facilities, that will help meet local needs for housing and employment in accordance with the framework. It is a preferred strategy to

the redevelopment of existing urban brownfield sites that could not offer the same integrated benefits. The current wording needs some modification to clarify that the 19 hectares of employment land referred to also incorporates 6.6 hectares of land on which the existing livestock market is to be relocated (**MM111 & MM115**).

191. The development guideline for allocated employment site ELR011/b within Schedule S3.1b restricts any permitted ancillary uses associated with the livestock market to those that already exist. Such a restriction on ancillary uses is not justified. No material change of use of land would occur if some ancillary uses were to change or a new ancillary use were to commence provided that they do not become a primary use in themselves. A main modification to permit ancillary uses associated with the livestock market (whether existing or not) is necessary to ensure Schedule S3.1b of Policy S3 is positively prepared and justified (**MM113**). Additionally a modification requiring a site specific FRA is required to investigate surface water flow paths within the site with the objective of implementing appropriate surface water management measures to keep affected areas in open use. This will reflect the findings of the Strategic FRA, ensure the policy is effective and reflects national policy (**MM114**).
192. The development strategy for Bridgnorth is supported by the identification of a Community Hub and two Community Clusters each accommodating small scale development.

#### Broseley Area (Policy S4)

193. Broseley Town Council has prepared the Broseley Town Plan for 2013 – 2026. Shropshire Council has adopted the majority of the planning policies in the Broseley Town Plan for development management purposes. In the report to Council, a commitment was given that the SAMDev Plan will dovetail with the Broseley Town Plan in two ways: firstly through a Broseley settlement policy that reflects the key elements of the Town Plan, and secondly through a cross-reference to the Town Plan, confirming that development will be expected to meet its provisions. Both these commitments are reflected in policy S4.1 of the SAMDev Plan.
194. A main modification is required to the development guidelines for the employment site at Springbank Farm (ELR078) to ensure that an archaeological assessment is carried out and development is subject to appropriate mitigation measures, as agreed in the Statement of Common Ground with Historic England (**MM118**). This will ensure the policy is consistent with national policy.

#### Church Stretton Area (policy S5)

195. Church Stretton is identified in the CS as a Market Town with an indicative level of housing development of less than 500 homes. At the start of SAMDev Plan process some 203 houses had already been built. The overall guideline included in the SAMDev Plan is 370 dwellings.

196. Church Stretton is entirely within the Shropshire Hills AONB. There are no Community Hubs or Clusters in the surrounding area. Focusing development in the largest settlement in the AONB serves to protect the more rural parts of the designated landscape. Moreover, in recognition of its sensitive location the scale of development in Church Stretton is modest in comparison to other market towns in Shropshire.
197. The sites proposed for allocation have been assessed using an exhaustive process which, amongst other things, rigorously evaluated the relative environmental merits of each site given their location in the AONB. The allocation of sites in Church Stretton has been contentious with various options emerging and changing through each stage of the plan process, with the submission plan finally settling on two housing allocations and an employment allocation of 1.27 hectares that will go some way to addressing the lack of employment land in the town. The proposed sites are considered to be some of the least environmentally sensitive in the town.
198. Policy S5.1 steers the direction of further development by supporting the release of further greenfield land for housing to the east of the A49. However Policy MD3 determines the approach to windfall development and there is no justification for an approach in Church Stretton that differs from other settlements. This is particularly so given that the settlement is within the AONB where the Council has a duty to have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty and that two sites to the east of the A49 were deleted during the preparation of the SAMDev Plan to better reflect community preferences. A modification is required to delete S5.1 (3) (**MM120**).
199. The allocated sites in schedule 5.1a and b should be subject to a site specific FRA to determine those areas within the wider site that will be appropriate for housing development having regard to flood risk. This will ensure the policy is consistent with national policy in relation to flooding issues (**MM121**). The presence of the Leasowes Local Nature Reserve (LNR) in close proximity to the town centre should be signposted within the supporting text to help guide windfall development (**MM122**).

#### Cleobury Mortimer Area (Policy S6)

200. Cleobury Mortimer is a small market town in South East Shropshire close to the border with Worcestershire. The housing guideline of around 350 additional dwellings reflects Cleobury Mortimer's role as a key centre but also takes account of the very high level of windfall development since the start of the Plan Period (with 209 built and 65 committed at April 2013). In growth percentage terms the growth rate of 2.3% is the highest across Shropshire's market towns/key centres in this period.
201. Greenfield development options in Cleobury Mortimer are limited by physical factors including the River Rea and its tributaries, landscape sensitivity (to the west and eastern edges of the settlement), access (particularly Catherton Road), topography and land availability. Two housing site allocations are proposed one of which (CMO002) was the subject of a resolution to grant planning permission subject to a section 106 agreement at the time of the hearing sessions. The ELR suggested the need for 1 hectare of employment

land in Cleobury Mortimer. The proposed employment site offers slightly short of this with 0.7 hectares of provision.

202. In the rural hinterland five community clusters are proposed. In the Community Cluster of Kinlet, Button Bridge and Button Oak there is no public sewer system. To clarify infrastructure requirements associated with the development of the Community Cluster, a modification is proposed to the description set out in Schedule S6.2 (i) to confirm that any development will need to be served by a private sewer network and a package treatment plant. The modification will ensure it is clear to a developer and decision maker what will be expected in accordance with national policy (**MM123**).

#### Craven Arms area (Policy S7)

203. Craven Arms is a primary growth point on the A49 trunk road. The town lies within the valley of the River Onny below the upland landscape of the AONB which overlooks the town. The town is affected by the River Onny floodplain and surface water run-off from the uplands areas. It has already grown up to and beyond its Parish boundaries and abuts Sibdon Carwood to the west. Delivery of around 500 dwellings and around 15 hectares of employment land, commensurate with the role and function of the town, represents a significant and challenging growth. To accommodate the required scale of development it is necessary for development to encroach beyond the parish boundaries. The proposed development is nevertheless well related to Craven Arms and the parish boundaries in themselves should not present a barrier to development that is justified and necessary to accommodate growth in Craven Arms. It is not considered that the site allocations would result in the coalescence of settlements.

204. In relation to the abattoir relocation, the need for a highway junction on the A49 trunk road revealed further opportunities to both manage the often dangerous traffic speeds in the locality and to release further land for employment development. The release of further land provides the potential for the relocation of other bad neighbour uses from the town centre and the option to explore strategic highway solutions with other strategic partners to reconfigure the network around the railway level crossing in the north of the town. These other strategic opportunities could have further benefits in terms of accessibility for commercial and residential traffic into the north and west of the town, the possibility to improve a designated HGV detour to avoid the low rail bridge to the south of the town, and the possibility to upgrade both the local highway network and surface water drainage networks to the west of the town. The potential to access the abattoir relocation site from the A49 also enabled the release of the existing abattoir storage depot for key worker housing to support the new abattoir proposal (CRAV030). This site comprises a historic farmstead of architectural significance and the redevelopment proposes to restore the significant buildings to a new reasonable and beneficial use.

205. Policy S7.1 (5) relates to the relocation of the existing abattoir which will make way for a mixed use regeneration of the Key Area of Change. It refers to other policies that are of relevance and would need to be satisfied. Craven Arms is situated in close proximity to potentially significant archaeological remains and other physical evidence of a previous settlement. To be

consistent, the list of policies referred to should also include those relevant to the consideration of heritage assets. A main modification is therefore necessary (**MM124**). To appropriately reflect their location, site allocations CRAV002 and CRAV030 should be subject to an archaeological assessment and appropriate mitigation measures to reflect national policy (**MM125 & MM130a**).

206. Schedule S7.1a, as worded requires landscaping to enclose or screen the development on sites CRAV002, 003, 004, 009 and 010 from views within the AONB. This is an onerous requirement given the wide scope for views to be afforded from the surrounding landscape and may not be achievable. It goes beyond the framework that does not require development to be hidden. Rather it requires great weight to be given to conserving landscape and scenic beauty in AONBs. Modifications are necessary to lessen the policy requirement. The suggested modification by the Council is to provide 'significant' landscaping that will 'help' to enclose the development. However, this remains vague and I intend to instead impose the wording direct from the framework and require 'significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB' (**MM126a, MM128a, and MM129a**). This change will not change the thrust of the policy requirement or require further consultation.
207. The published main modifications to site CRAV030 (MM130) and ELR055 (MM131) are also inadvertently worded to provide sufficient landscaping to 'enclose' the development from views. Again, for the reasons I have set out above, I have made further modification to the publicised modifications so that the requirement is for "significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB" rather than to enclose which may not be realistic. I am satisfied that this would not cause prejudice given other policies have been subject to the same similar modified wording (**MM130a & MM131a**).
208. In relation to proposed allocated sites CRAV003 & CRAV009 (Land between Watling Street and Brook Road), it will be necessary to provide surface water attenuation measures as part of the master planning and structural landscaping of a comprehensive scheme to facilitate flood storage and discharge / infiltration. The master planning may also facilitate pedestrian and emergency vehicular access into the adjoining Craven Arms Business Park to the north of the site. A main modification is required to include these requirements within the development guidelines to ensure flood risk is satisfactorily managed in accordance with national policy (**MM127**).
209. It is acknowledged that there are various issues with accessibility in Craven Arms associated with the Long Lane level crossing and associated impacts on the A49. As previously stated, the employment sites allocated in Schedule S7.1b are expected to support a new strategic highway junction with the A49 trunk road. To ensure opportunities to address the access issues associated with the level crossing are considered in conjunction with the future development on allocated site ELR055 in particular, a main modification is necessary to Schedule S7.1b (**MM131a**). This will ensure the policy is effective.

### Ellesmere Area (Policy S8)

210. Ellesmere is identified in the CS as a District Centre and a Market Town. Future development in Ellesmere will support local business development, whilst recognising its high quality landscape and environmental context, particularly the historic assets of the meres and the canal. A major mixed use redevelopment on the site of the canalside wharf offers prospects for continued regeneration. There are fewer jobs in the town than there are resident workers and most workplaces in Ellesmere are small. Development constraints for Ellesmere include the Mere to the east of the town and flood risks in areas to the south and west of the town.
211. A specific FRA demonstrates that flood risk is not a barrier to delivery of development on housing allocation ELL003a (Land south of Ellesmere) and leisure and tourism site allocation ELL003b, which are to be developed in conjunction with one another. Nevertheless, the Environment Agency advises that modifications are necessary requiring the adoption of a sequential approach to development of the site to ensure the more vulnerable uses occupy the areas of lowest flood risk within the site. A main modification to Schedule S8.1a is therefore necessary, in this regard, to ensure that the design of the site is the most effective and appropriate having regard to flooding issues, in accordance with national policy (**MM141**). Similarly the Environment Agency has requested that the development guidelines associated with employment site allocation ELR075 (Land off Grange Road) require a site specific FRA to be submitted to investigate the developable area of the site and to inform the detailed layout of the site. This is necessary to ensure compliance with national policy (**MM143**).
212. Schedule S8.1c is allocated for leisure and tourism uses. It specifies the type of uses to be included on the site. However, at this time there is some concern about the deliverability of a marina use. To ensure delivery of development on the site is not unduly constrained, a main modification is necessary to make the policy less prescriptive about the types of leisure and tourism uses that should be included, citing them as examples only (**MM144**). This is necessary for an effective policy.
213. In response to representations from Welsh Water it is necessary to highlight the presence of a public sewer crossing allocated site DUDH006 in the Community Hub of Duddleston Heath / Elson to ensure this is reflected in the proposed layout of the site (**MM148**). Schedule S8.2 (vi) that relates to Welshampton and Lyneal Cluster clarifies that all new development is subject to establishing adequate foul drainage and water supply. In response to further representations from Welsh Water it is necessary, given the limited capacity at the wastewater treatment works, for developers to consider the use of non mains sewerage incorporating septic tanks in any new development (**MM149**).

### Highley Area (Policy S9)

214. Highley is a large village in south eastern Shropshire. It does not act as a main employment centre with the majority of resident workers commuting elsewhere. CS Policy CS3 establishes that Highley should deliver development to meet local needs whilst respecting environmental constraints, with 'up to'

500 dwellings over the plan period, and balanced business and housing development. The SAMDev Plan includes a housing guideline of around 200 dwellings and 0.6 hectares of employment land. Of this overall housing requirement 86 dwellings have already been built since 2006 and 76 have planning permission. Housing allocation site HIGH003 (land at Rhea Hall) has capacity for around 30 dwellings, reflecting the requirement for modest growth in the village. The site is well contained within the landscape and existing built form of the village. With the addition of some windfalls, consistent with historic patterns of development, it can reasonably be expected that the guideline figure of 200 would be achieved.

215. Employment land delivery has been problematic in Highley as recognised in the ELR. A site at Netherton Workshops was put forward in the Preferred Option stage for around 0.6ha. This site has now received full planning permission and so is included in the SAMDev Plan as a commitment for employment uses rather than an allocation.

#### Ludlow Area (Policy S10)

216. Ludlow is the largest town in the south of the county. It has a large number of historic assets that contribute to its role as a tourist destination. Over the years most of the opportunities in and around Ludlow for infill developments and small additions to the town have been used up. Greenfield options are limited as the town is tightly bound by the A49 to the east, the River Teme and Corve corridors, landscape sensitivity, and historic character and access issues. With little opportunity for a number of greenfield options distributed around the town, a large site allocation was the preferred option on land South of Rocks Green (LUD017) for around 200 dwellings. The development guidelines require a contribution to be made to pedestrian / cycle access over the A49 "if required". This lacks certainty for both developers and decision makers. A main modification is therefore required to remove any uncertainty and be specific about the requirements to be achieved to ensure the policy is effective (**MM155**).
217. Ludlow is recognised as a key employment centre for the wider area. Existing employment areas, including the successful Eco Park, are largely full and do not provide the required opportunities for employment development identified in the ELR. An extension to the Eco Park is proposed that would provide a mix of residential (80 dwellings on LUD034) and employment land (2.5 hectares on ELR059). This site together with land south of Sheet Road will meet the employment needs of the town necessary to maintain its role as a key employment centre for the wider area.
218. Policy S10 confirms that to support Ludlow's role as a Principal Centre, new main town centre uses will be focused within the defined town centre area and Primary Shopping Area (PSA) identified on the Policies Map. For Ludlow, a new PSA has been developed based upon a local assessment of existing premises. The PSA includes Tower Street. In response to a representation there was discussion at the hearing about whether it might be appropriate to remove Tower Street from the PSA with the exception of the Co-op and One Stop shop. However Policy MD10 seeks to maintain an active and continuous frontage and manage any concentration of town centre uses that do not fall within Use Class A1 of the Use Classes Order in the PSAs. If Tower Street



were to include only two premises as part of the PSA, divorced from the remainder of the PSA, the policy would simply be ineffective in so far as it would relate to these premises. It follows that Tower Street as a whole should be included in the PSA.

219. There is a clear change in character at the junction of Upper and Lower Galdeford and Tower Street, marked by the greater concentration in retail uses. It is considered important that Tower Street remains defined as part of the PSA to ensure the character and function of the PSA is not unacceptably diluted.

#### Market Drayton Area (Policy S11)

220. Market Drayton is the largest town in the north eastern part of Shropshire, acting as an important service and employment centre. The Market Drayton Town Plan (September 2011) sets out a community vision to establish a prosperous market town with an enterprise culture, attracting investors with a range of businesses providing employment and a vibrant retail sector.

221. To achieve the strategic objective set out on the CS the SAMDev Plan sets a housing guideline of around 1200 dwellings and 16 hectares of employment land. This also reflects past rates of residential development. The required number of windfall developments is fairly high but nevertheless reflects the reasonable number of SHLAA sites in the town and allows for the potential development of Greenfields Lane in the later years of the plan period, if local aspirations to relocate the existing sports facilities elsewhere in the town are achieved. Three site allocations should deliver around 400 dwellings. These sites are located fairly centrally between the existing built-up area of the town and the bypass. This development strategy recognises the physical constraints of the Tern Valley to the south and town bypass (A53) to the north. Overall, I am satisfied that the housing allocations are sound.

222. The employment allocation for 16 hectares at Sych Farm (ELR024) is generally supported in principle. It offers a natural extension to the existing employment area. The development guidelines should include a requirement for flood and drainage alleviation measures to be included following a site specific FRA having been carried out, to ensure compliance with national policy on matters of flood risk (**MM157**).

223. Seven Community Hubs and two Community Clusters will further support development in the wider rural area surrounding Market Drayton.

#### Minsterley and Pontesbury Area (Policy S12)

224. Minsterley and Pontesbury are identified as a combined Key Centre in the CS. The completion of the footway / cycleway on the A488 between Minsterley and Pontesbury, identified as priority infrastructure, has improved the physical links between these communities. During the plan process, the housing guideline has increased from 200 to 260 dwellings to reflect housing delivery and commitments and revised proposals submitted by developers. Key constraints to development in Minsterley include a significant identified area of flood risk and there is a need to consider ecological interest, particularly at Minsterley Meadows SSSI. Planning issues in Pontesbury include the need to

minimise any adverse effects on village and landscape character, including the setting of the AONB. The sites proposed for allocation have been rigorously evaluated to assess the relative environmental merits of each site. I am satisfied that the site allocations are justified and appropriate. There is a longstanding aspiration from Pontesbury Parish Council for affordable housing and parking with Hall Bank identified as a potential location.

225. Site allocation MIN007 (Callow Lane, Minsterley) is adjacent to an SSSI. A buffer zone is to be provided. Natural England suggest that the development guidelines should also specify that a priority habitat should be created in the buffer zone to complement the adjacent SSSI habitat and contribute to national and local targets for habitat conservation. Paragraph 118 of the framework confirms that opportunities to incorporate biodiversity in and around developments should be encouraged. Given the proximity of this site allocation to an SSSI, a main modification to Schedule S12a is necessary to ensure consistency with national policy (**MM160**).
226. A higher proportion of affordable housing on site allocation PBY018/0029 (Hall Bank, Pontesbury) would better reflect local aspirations. The landowner has agreed to a higher percentage as part of the wider mixed use development of the site, subject to a viability assessment. There is some dispute whether it was agreement to 20% or 25%. However, the policy modification is up to 25% and so remains flexible. To ensure the policy will be effective and ensure the delivery of appropriate housing, commensurate with the needs of the community, a main modification is required (**MM161**).

#### Much Wenlock Area

227. Much Wenlock has a Neighbourhood Plan which sets out the development strategy for the town during the Plan period. No additional policies are included in the SAMDev Plan. Buildwas is identified as a Community Cluster where limited infilling and conversions may be acceptable.

#### Oswestry Area (Policy S14)

228. Policy CS3 of the CS sets out Oswestry's role as a focus for major development, to include a comprehensively planned and integrated SUE on land between Shrewsbury Road, Middleton Road and the Oswestry A5/A483 Bypass. The 'Eastern Gateway SUE' will accommodate major housing development, a Business Park, and land for community facilities and public open space, providing a new link road between the Middleton and Shrewsbury Roads. The Oswestry 2020 Town Plan (2013) establishes a clear and proactive vision for the future growth of the town. Greenfield housing options are limited by physical factors – the Morda Valley (flood risk and need to maintain separation from Morda village) and poor access (Weston Lane and former railway line) to the south; topography, landscape sensitivity and poor access to the west and north west; the Hill Fort and its setting to the north, and the Oswestry Bypass to the east. The two remaining significant greenfield areas on the eastern side of the town within the bypass are between the Shrewsbury and Middleton Roads (proposed for the Eastern Gateway SUE) and north of the Whittington Road.

229. The provision of land for employment to meet Oswestry's needs has proved problematic in the past, with a longstanding land allocation at Weston Farm not having been delivered, linked to difficulties of access associated with the protection of the line of the former railway.
230. At the Preferred Options stage a number of changes were proposed in response to concerns raised which included reducing the size of the housing sites near the Hill Fort; replacing employment land in the SUE to increase housing capacity within it; identifying additional employment land outside the bypass and increasing the overall employment land guideline. Two of the three sites proposed near the Hill Fort at this stage were removed prior to the submission of the draft Final Plan. It is anticipated that the revised capacity of housing allocation sites following the deletion of these two sites is now 1417 dwellings, a reduction of 60 dwellings which is to be reflected in the supporting text to ensure consistency between the policy and text (**MM167**).
231. The development guidelines relating to site allocation OSW024 (Eastern Gateway SUE) remain unclear about the extent to which the requirement to facilitate improvements to the A5/A483 trunk road junction and provision of pedestrian and cycle links, is to be achieved as a result of development of the SUE and what contributions are to be derived from employment allocation site ELR072 to the east of the by-pass. To ensure clarity for developers and decision makers modifications are necessary. The Council confirms land is to be provided to enable improvements to be made including sustainable transport improvements associated with the site. On site pedestrian and cycle provision is to be made that will facilitate linkages to the Town Centre and proposed employment land to the east of the by-pass. Main modifications are therefore required to ensure certainty for developers and that the policy requirements are justified (**MM164 & MM166**).
232. The layout of development on the SUE and employment allocation sites ELR042 and ELR072 will need to be informed by a specific FRA and ensure appropriate drainage and flood alleviation measures are included. A main modification is therefore required to ensure the policy is consistent with national policy (**MM164, MM165 & MM166**).
233. A site proposed for housing off Whittington Road in Oswestry (reference OSW004) has met with strong opposition due to its proximity to Oswestry Hillfort. Old Oswestry Hillfort is described as one of the largest and most impressive Hillforts in England and is designated as a Scheduled Monument in recognition of its national importance. It was built in the Iron Age and occupied by farming communities for many centuries and was a major tribal centre in the central Welsh borders. The early medieval Wat's Dyke, a frontier bank and ditch, was constructed to include the Hillfort. The two adjacent sections of Wat's Dyke are also scheduled. The massive multiple earthworks are a prominent feature, as is the rural landscape setting of Old Oswestry Hillfort and both contribute to the site's significance. The site of the monument includes a 5 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.
234. The framework is clear that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets

are an irreplaceable resource and conserve them in a manner appropriate to their significance. Oswestry Hillfort is a heritage asset of the highest significance. Great weight should be given to its conservation. Substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal. Historic England and Shropshire Council have, as part of a Statement of Common Ground concerning heritage matters, agreed a Statement of Significance and design principles for the development of site OSW004 (EV107, Appendix 3).

235. The Old Oswestry Hill Fort is a distinct landform and prominent landmark. With steep ramparts to its sides, it becomes clearly visible on approaching the town from the north along the A5 and the B5069 and is also visible above the hedge lines along Whittington Road and from the A5 by-pass heading north at the junction with Whittington Road. Land rises up to recreational woodland and the ramparts of the Hill Fort, to the south west and north west of Oldport Farm. It utilises a prominent hill within a long standing border area, with the Welsh hills to the west and the English lowlands to the east.
236. The setting of the Hillfort is essentially rural with prominent views to the east, west and north which are not appreciably affected by modern development. Maintaining this rural setting is important in allowing the significance of the site to be better understood. The Hillfort is located close to the northern extent of the existing urban area of Oswestry and screened from it by a small steep hill directly to the south of the Hillfort. The urban area does not, apart from near Jasmine Gardens, extend northwards from the town onto higher ground in the view of the Hillfort, which enables a separateness to be maintained between them.
237. Two proposed site allocations (OSW002 and OSW003) on land to the west of the B5069 Gobowen Road were removed from the Pre-Submission draft SAMDev Plan. These sites occupied part of the land between the base of the Hillfort and Gobowen Road. The larger remaining allocated site (OSW004) is further east, beyond Gobowen Road and a former railway. There is a defined and mature boundary of vegetation along Gobowen Road. The site would be accessed from Whittington Road on the southern boundary of the site. It is adjacent to an existing industrial development and there is existing development on the opposite side of Whittington Road.
238. The promoter of the various sites in the vicinity of the Hillfort has produced a number of documents assessing the potential impact which include a Heritage Impact Assessment (HIA). It follows the methodology set out in the English Heritage Guidance document 'The Setting of Heritage Assets'. Views to and from the Hillfort undoubtedly contribute to its historic setting and aesthetic value. There are clearly opposing opinions in respect of the extent to which the development of the proposed site would disrupt those views and impact on the wider setting of the Hillfort. Some consider these extensive views should be preserved without interruption.
239. The development of the proposed site would not impinge on the rural setting of the Hillfort to the west, north and east. The small steep hill immediately to the south of the Hillfort provides separation from the urban development to

the south. To the south east is Oldport Farm, a non-designated heritage asset. The relatively modern agricultural buildings have some impact on the immediate rural setting of the Hillfort being situated between the base of the Hillfort and Gobowen Road. The farm complex is north of the settlement boundary. There is some criticism that the heritage value of Oldport Farm has not been adequately understood. However the redevelopment of this site is no longer being advanced by the Council, having been deleted.

240. Site OSW004 would be seen from the Hillfort against the existing urban edge, in views to the south east. The site is lower lying than the land to the west of the B5069 and so would have a roofscape presence in views to the south east from the Hillfort, which would need careful design consideration. The south west section of OSW004 is further away and partly obscured behind the existing industrial development. Long reaching views over the proposed development site would be maintained. The encroachment upon existing views from the heritage asset, in this wider rural context, would be minimal and the significance of the designated heritage asset would not be compromised.
241. Land between Whittington Road and the Hillfort is relatively flat with field boundary hedges well maintained, thereby offering uninterrupted views towards the Hillfort both on the approach into Oswestry from the A5 junction and similarly in the opposite direction. Oldport Farm Complex is well screened in these views by the extensive vegetation along Gobowen Road. These existing uninterrupted views will be impacted upon along the section of road where the allocated site abuts the road. This would be confined to the stretch of road close to Oswestry, where built development is already included in the settlement boundary on the opposite side of the road. Along this section, the rural setting of the Hillfort is already impinged upon by the presence of the existing commercial development on both sides of the road. The site allocation would not extend the built development of Oswestry any further along Whittington Road than currently exists.
242. The layout of the development needs to respect its situation within the wider setting of the Hillfort to minimise impacts. As agreed in the Statement of Common Ground this can be achieved by ensuring the massing and form of the development carefully prevent block development which could create an over dominance of built form in that part of the landscape. The layout should ensure that new development does not protrude to the north of the existing built development, to the west of the allocation, and should include that area which is in closest proximity to the Hillfort in the landscaping proposals. The height of buildings should be contained so that the development blends into the existing built development in the vicinity of the site, respecting local character and the wider townscape setting. A designed landscape zone, including public open space, would reduce the impact and establish a permanent buffer between the urban edge and rural setting, preventing encroachment towards the east which is rural in nature. Views from the Hillfort to the east are not significantly affected by modern development so the landscape buffer should create a distinct settlement boundary between the built form of the new development and the wider open countryside. To the east of the existing residential townscape, which is to the south of site OSW004, there is an existing landscape buffer. The opportunity to retain a linear openness running in parallel with this should be sought, to ensure long

distance views to and from the Hillfort are retained. There may be opportunities for enhancement measures to better reveal the significance of the Hillfort and its communal and aesthetic values, including interpretation and footpaths. Existing vegetation should be supplemented across the site, including street trees and hedgerows to ensure appropriate massing throughout the site.

243. Overall, the impact of the development would be confined to the south east of the Hillfort, a relatively small area in the context of its wider rural setting. The prominent views to the east, west and north would remain largely unaltered by the development. The Statement of Common Ground confirms that Historic England have been involved in discussions from the earliest stage of the SAMDev Plan process. Indeed they have stated in previous responses going back to August 2013 that it may be possible for some development to take place on Site OSW004, subject to appropriate master planning and design principles, that help to conserve the significance of Old Oswestry Hillfort, including its setting. A Statement of Significance is included in the Statement of Common Ground. The purpose of this additional information is to inform the strategic design principles necessary to conserve the significance of the Hillfort. The design principles to be applied are:

- To inform the layout of the site, full archaeological assessment will be required to enhance the understanding and interpretation of the significance of the Hillfort and its wider setting;
- Ensuring long distance views to and from the Hillfort within its wider setting are conserved;
- Development should be designed to allow views and glimpses of the Hillfort from within the site;
- The layout of development, its form, massing, height and roofscape will be designed to minimise the landscape impact;
- A landscape plan will be required to design a landscape buffer along the northern and eastern boundaries of the site, to create a clear settlement boundary between the built form and open countryside. The landscape buffer will retain important views to and from the Hillfort, including from Whittington Road. The landscape plan should also include detail on appropriate vegetation and screening to ensure high quality design across the site;
- Street lighting should be designed to minimise light pollution and sky glow;
- The opportunity should be taken to consider measures to improve the access, interpretation and enjoyment of the Hillfort and the wider historic landscape.

244. Notwithstanding the level of opposition to the inclusion of site OSW004, Historic England has not maintained an objection, a consideration that I afford considerable weight. In its current form, the wording of Schedule S14.1a of Policy S14 is not sufficiently robust to ensure that any development would satisfactorily respect the setting and significance of the heritage asset. However, with the design principles put in place that have been agreed in the Statement of Common Ground between Historic England and the Council, including a full archaeological assessment, the development proposal would lead to less than substantial harm to the significance of a designated asset. In

such circumstances the framework requires that the harm should be weighed against the public benefits of the proposal.

245. Greenfield housing options in Oswestry are limited by physical factors including the Morda Valley (flood risk and need to maintain separation from Morda village) and poor access (Weston Lane and former railway line) to the south; topography, landscape sensitivity and poor access to the west and north west; the Hillfort and its setting to the north, and the Oswestry Bypass to the east. The two remaining significant greenfield areas on the eastern side of the town within the bypass are between the Shrewsbury and Middleton Roads (proposed for the Eastern Gateway SUE) and north of Whittington Road. Policy CS3 of the Core Strategy sets out Oswestry's role as a focus for major development, to include a comprehensively planned SUE. The Oswestry SUE will not meet the housing requirements set out in the CS for Oswestry. Other supplementary sites, as proposed, are also required. The site is well served by the existing employment sites along Whittington Road. Although situated on the edge of Oswestry it is well located for the town centre, where most of the essential services can be found. In addition, the dismantled railway forms a potential pedestrian/cycle link from the site to the town centre. I am satisfied that the public benefits of the proposal would clearly outweigh the less than substantial harm to Old Oswestry Hillfort heritage asset and any other harm that might arise. Main modifications to the development guidelines for the site, as set out in paragraph 243 above, would be necessary to ensure consistency with the framework (**MM163**). I am aware that an application for Scheduled Monument Consent for land incorporating site allocation OSW004 has been made to Historic England. However the outcome of this application remains undetermined at this stage and so it is not a matter that can currently be attributed weight in relation to the soundness of the SAMDev Plan.

246. Modifications are suggested by the Council and Natural England to Policy S14.2 (Hubs and Cluster Settlements) to ensure mitigation measures are secured to remove any adverse effects from development in the Oswestry area on the integrity of the Montgomery Canal SAC. A main modification is necessary to ensure that development accords with national policy and legislation (**MM169**).

247. There are 6 Community Hubs and 5 Community Clusters identified in the rural area surrounding Oswestry. In the Community Hub of St Martins one site is allocated for mixed uses including housing, employment, land for community recreation and an off-road footpath and cycle track and an enhanced vehicle drop-off / parking area associated with the new primary school site. Refinement to the policy wording is sought by the site promoter and supported by the Council to outline the potential capacity of the site and to enable the delivery of community recreation and sports pitches to the north of the site. There is a recognised under provision of open space including recreation/sport space in St Martins. Policy S14.2 already refers to the expected capacity of the site for 80 dwellings and so it is not necessary to repeat it to make the plan sound. However the suggested modification does clarify the location of community recreation and sports pitches, which is necessary to ensure the site is capable of delivering development and that the policy will therefore be effective (**MM175**).

248. There have been several incidents of known flooding in the local sewerage network in St. Martins, and a capital grant improvement scheme has recently been delivered as part of Welsh Water's Asset Management Plan to alleviate concerns in this respect. Whilst there is sufficient capacity at the Five Fords Waste Water Treatment Works to accommodate the foul waste from the site, given the historic flooding in the local network, hydraulic modelling of the sewerage network is required to establish its capacity to accommodate new flows and whether off-site works may be required to accommodate the new development. This is necessary to ensure the policy is effective and secures a suitable form of development (**MM175**).
249. A proposed main modification (MM177) seeks to restrict infill development in the Community Cluster of Park Hall, Hindford, Babbinswood and Lower Frankton to single infill plots rather than limited infill plots. It is recognised that this would better reflect community wishes. However after careful consideration, I have concluded that such a restriction may prejudice the delivery of sufficient housing in accordance with the guideline and also encourage single developments of larger properties. Sufficient measures are in place through other policies to ensure development respects the character and appearance of these villages. The suggested modification is not justified locally or necessary to make the plan sound.
250. In the Community Cluster of Weston Rhyn, Rhoswiel, Wern and Chirk Bank two sites are allocated. To ensure certainty for developers and decision makers it is necessary for the development guidelines for site allocation WRN010 (Land south of Brookfield's and Aspen Grange) to include a requirement for the layout of the site to reflect the presence of a public sewer crossing the site. In addition the development should not simply be subject to an archaeological assessment but also any necessary mitigation. These modifications will ensure the policy is effective (**MM178 & MM174**).

#### Shifnal Area (Policy S15.1)

251. Shifnal is surrounded by the metropolitan Green Belt, which is tightly drawn on the town's western side, to protect the openness of the countryside between Shifnal and Telford. On the town's northern and eastern sides a significant buffer of 'safeguarded land' exists between the town and the Green Belt. This is safeguarded for the town's long term future development. It is the Council's intention that it is to be treated as Green Belt; in other words that its openness is preserved. However the policy wording implies that development that is not inappropriate in the Green Belt may be acceptable. However such development could still potentially prejudice the future development of this land. The key consideration is that no development should be permitted that would prejudice the future development of the land, whether it would be inappropriate development in the Green Belt or not. A modification is therefore necessary to ensure the policy is justified and effective in this regard (**MM180**).
252. The land has already been subject to a number of planning applications that have been determined favourably in the absence of the Council being able to demonstrate a five year supply of housing land. Nevertheless, undeveloped land still remains within it and so it is appropriate to continue to safeguard it.



253. Modifications are suggested to the allocated housing sites in Shifnal to reflect the views of the Environment Agency and to be consistent with other sites where it is necessary for development to have regard to a specific FRA. The allocated housing sites in Shifnal have all progressed, having been the subject of planning proposals. At the time of the hearing, development had commenced on land south of Aston Road (SHI004/a). Nevertheless, it remains appropriate to impose the main modifications necessary to make the SAMDev Plan sound to ensure consistency with national planning on flooding matters (**MM181**).

#### Shrewsbury Area (Policy S16)

254. Shrewsbury is identified in the CS as Shropshire's growth point, to be the focus for significant retail, office and employment development and to accommodate approximately 25% of Shropshire's housing development over the Plan period (Policy CS1). The town has a sub-regional role and serves a wide catchment, including parts of Wales.

255. A high level options assessment of Shrewsbury's Direction of Growth was undertaken for the CS linked to the need to identify major greenfield development (EV24) and supporting the identification of the two SUEs proposed in the Core Strategy – Shrewsbury South and Shrewsbury West. Shrewsbury's Direction of Growth (EV24) and the evidence base behind it (as subsequently updated), has informed the consideration of options for site allocations in Shrewsbury.

256. Sufficient housing allocation sites are proposed to provide some 890 dwellings over and above the guideline for Shrewsbury. This is consistent with the Government objective to boost housing supply. The employment land target of 90 hectares during the period 2006-2026 aims to help to meet Shropshire's strategic requirements and to allow for the continued growth of the town as an important sub-regional centre. With existing commitments of approximately 47 hectares (with a further 8 hectares immediately available at Greenhills Enterprise Park), the Plan identifies land for approximately 43 hectares. The potential over-allocation reflects the fact that part of the land identified in the Shrewsbury West SUE could be used for health/care development and expansion of existing businesses rather than traditional employment land uses. The proposed allocations are considered to deliver a significant re-balancing of the geographical spread of employment land around the town, which has been dominated by provision in the north of the town, and to address market demand for sites well related to the A5/A49 Bypasses.

257. The SAMDev Plan formally allocates the land within the SUEs both of which have been subject to master planning in order to guide their future development. Despite some concerns suggesting an over reliance on the two SUEs to deliver housing, good progress is already being made in terms of planning permissions on allocated sites in Shrewsbury both large and small. At the time of the hearings over half of the allocated housing sites had secured planning permission on all or part of the site and an application on Shrewsbury South SUE had been submitted for 550 dwellings and 23 hectares of employment / commercial development. To ensure some flexibility, a main modification is necessary to require development proposals within the SUEs to 'have regard to' the relevant adopted master plan rather than to 'accord with

it' (**MM182**). Figure S16.1.1 that relates to Shrewsbury South SUE Land Use should read "Housing/Mixed use" to accurately reflect the adopted master plan (**MM197**).

258. Shrewsbury South SUE is within both a Coal Authority Referral Area and a Mineral Safeguarding Area. Policy MD16 requires appropriate consideration to be given to prior working of any viable sand and gravel deposit as part of any subsequent ground preparation works, particularly if ground preparation would otherwise require removal of sand and gravel from the site. The Coal Authority confirms that prior extraction of minerals such as surface coal or sand and gravel can be successfully undertaken as part of the normal site preparation and groundwork activities. They will not lead to the undue delay of development and they can bring in additional income streams for developers. In many cases it can be significantly more cost effective and sustainable to remove the remnant surface coal resource through prior extraction. It is not considered that such measures will impede delivery of development on the SUE.
259. There are considerable areas of land within the Shrewsbury by-passes which could come forward for development. However there are still significant constraints in some areas, notably the River Severn and its corridor through the town (with associated flood risk and landscape sensitivity), limitations on the capacity of the local highways network, and proximity of sites of major ecological and historical value. Modifications are suggested by the Environment Agency to ensure site specific FRAs are required on some sites. This is necessary to demonstrate how the relevant proposal has been informed by the FRA to ensure risks are appropriately managed within the site, consistent with national policy (**MM183, MM184, MM185, MM194**)
260. Policy S16 (9) stipulates that new development on land west of Ellesmere Road will not be permitted unless co-ordinated with and helping to fund the construction of the North West Relief Road (NWRR). The NWRR is a long term aspiration for Shrewsbury, not planned to come forward in the near future or necessary for the delivery of those preferred site allocations identified. It is not linked to the Infrastructure Delivery Plan. Accordingly, the policy requirement is not positively prepared and is likely to stifle some windfall development that may be acceptable in highway terms without the NWRR. Criterion S.16 (9) should be deleted (**MM183**). Similarly, supporting text in paragraph 5.164 requires modification to explain and reflect the status of the NWRR and the potential impact the lack of the infrastructure may have on any significant proposals to the west of Ellesmere Road (**MM195**).
261. Housing allocation site SHREW027 (Land at Weir Hill Farm / Robertsons House, Preston Street and adjoining Land off London Road) is expected to generate 550 – 600 dwellings. Vehicular access is to be restricted by way of the number of dwellings that can be accessed off Preston Street (a maximum of 150 dwellings) and London Road (approximately 400-450) with no direct route for traffic being permitted. Access off Preston Street is subject to highway improvements to Preston Street and the Column roundabout. Some detailed assessments have now been carried out by the Transport Consultants acting for the site promoters. The work has been progressed in consultation with the local highway authority and the Highways England. The work indicates that a through link between Preston Street and London Road could

provide a greater benefit to the highway network with greater flexibility on the amount of dwellings to be served off Preston Street.

262. The suggested removal of the restriction to the access off Preston Street is not supported by many local residents. However, for a Local Plan to be sound, policies must be justified. In this instance there is no substantive evidence to support such a restriction in highway safety terms at this stage. Amended wording, as suggested by the Council, would enable greater flexibility offering an opportunity for a detailed highway assessment to be submitted to demonstrate the suitability or otherwise of Preston Street to accommodate an access serving more than 150 dwellings and whether a through route is feasible without compromising highway safety or the living conditions of existing and future residents. This would ensure the policy is flexible and positively worded so that it does not impose policy burdens that are not justified and may threaten the delivery of a site. Accordingly a main modification specifying an approximate figure of 150 dwellings to be served off Preston Street, unless justified through a detailed, site specific transport assessment is appropriate and necessary (**MM186**).
263. To be consistent with national policy relating to heritage assets the development guidelines for housing site allocations SHREW105 (Land off Shillingstone Drive) and SHREW095 and 115/ELR006 (land west of Battlefield Road), ELR007 (Land east of Battlefield Road) that are in close proximity to the Registered Battlefield site should include a requirement that proposals have regard to its significance and setting (**MM187, MM188, MM191 & MM193**). In addition, the supporting text should draw attention to the Planning Guidance for the Registered Battlefield that is to be incorporated into the Historic Environment SPD, as agreed by the Council and Historic England in the Statement of Common Ground to help guide development proposals (**MM196**).
264. There may be opportunities to access housing site allocation SHREW095 and employment allocation 115/ELR006 via the existing ABP site which is not reflected in the development guidelines for these sites that only refers to an access off Battlefield Road. A main modification is necessary to ensure flexibility and choice to support the delivery of the site (**MM189 & MM192**).
265. It has been suggested that employment land adjacent to ABP should be designated as protected employment land to ensure that only uses that would not be prejudiced by the operation of the existing ABP operations are permitted. In determining applications on adjacent sites, it would not be reasonable to impose additional constraints on an existing business use to facilitate and render a new proposal acceptable. Rather, the appropriateness of a new development in a particular location, having regard to existing lawful uses and their operation, would be a consideration for determining a planning application, having regard to development management policies in the SAMDev Plan. It is not necessary to protect land in this location to make the plan sound.
266. There are inconsistencies between the development guidelines that relate to the allocated housing site within the Shrewsbury West SUE and those that relate to the employment allocation in so far as only the housing allocation refers to the delivery of a new Oxon Link Road and facilitation of the

improvement of the A5 Churncote Island. The infrastructure is required in relation to the development of the SUE as a whole and should be reflected in both development guidelines to ensure the infrastructure requirements are met to aid delivery of development on this strategic site. A main modification is therefore necessary in relation to Schedule S16.1b (**MM190**).

267. In the Shrewsbury area, the SAMDev Plan has identified 4 Community Hubs and 12 Community Clusters, involving 33 settlements, with provision being made for around 744 dwellings over the Plan period comprising housing guidelines for 589 dwellings and 155 dwellings completed from 2006 to 2011.

#### Wem Area (Policy S17)

268. Wem's role as a Market Town is to be maintained by balanced housing and employment development consistent with the requirements of the CS. Wem has a higher than average proportion of older residents and poor self-containment for shopping and employment centre. More than 90% of employees working in Wem are in the service sector.

269. The housing growth guideline for Wem has been reduced twice during the Plan preparation process to limit impacts on local infrastructure, particularly traffic, whilst also providing the opportunity for a small amount of growth and accompanying infrastructure investment in the town over the period to 2026. The local community is particularly concerned about the potential for any exacerbation of existing traffic management issues in the town centre and safety issues relating to the operation of the railway crossing.

270. At the time of the hearing sessions, site allocation WEM012 was the subject of an undetermined planning application, with WEM003 still being promoted for housing development. I am satisfied that the allocations are justified and sound.

271. Four Community Hubs and six Community Cluster settlements are identified in the surrounding rural area accommodating varying scales of housing. An application for the development of 50 houses on site allocation SHAW004 in the Community Hub of Shawbury was pending consideration. This demonstrates a commitment to delivery of development on the allocated sites.

#### Whitchurch Area (Policy S18)

272. Whitchurch is an important Market Town in the north-east of the County, and the sixth largest town in Shropshire. The town benefits from excellent transport links, including a railway station with regular services south to Shrewsbury and north to Crewe. The A49 and A525 bypasses surround the western and southern extent of the town. The Whitchurch arm of the Llangollen branch of the Shropshire Union Canal is an important tourist facility bringing visitors to the town. The Whitchurch Town and Parish Community-Led Plan was prepared in 2011 and provides a local perspective on several key issues including housing and growth, business and jobs and the town centre.

273. The strategy for Whitchurch reflects a local desire to re-balance housing and employment opportunities in the town, acknowledging the higher than average levels of out-commuting that the town experiences and a desire to see the

retention and creation of commercial investment within the town. The preparation of the SAMDev Plan for Whitchurch has respected the views of the Community-Led Plan, which recognises that there are development opportunities within the A49 and A525 by-passes.

274. Several significant greenfield sites between the current development boundary and the A49/A525 have been put forward for assessment during the SAMDev's preparation, several of which have the potential to accommodate significant development of between 180 - 500 dwellings. In addition, several smaller scale proposals for development of between 20-60 dwellings on sites adjacent to the existing boundary were put forward. Whilst it is recognised that there are a number of realistic site options within Whitchurch, partly due to the natural boundary provided by the A49/A525 bypass to the south and west of the town, it is considered that the proposed allocations all represent natural extensions to the existing built form of the town, and offer the best opportunities to deliver wider community benefits.
275. Of particular importance to the town's development strategy is the delivery of the major extension to the south of the town off Tilstock Road (WHIT009), which offers significant opportunities for additional sporting and education provision alongside the substantial residential development in a sustainable location. At the time of the hearing, this site had already been the subject of a planning application which the Council had resolved to approve following the completion of a section 106 agreement.
276. An allocation in the North Shropshire Local Plan at Alport Road/Black Park site (representing 340 dwellings) is not included as an allocation or a housing commitment given the ongoing uncertainty over the site's delivery. The technical assessment of this site continued to raise significant concerns over the deliverability of the full site due to the requirement for the scheme to develop and finance the construction of a Black Park / Station Road vehicular link. A smaller land parcel of the site off Alport Road with capacity for about 60 dwellings is allocated that can be delivered without the provision of a new link road.
277. Policy S18, criteria 5 refers to the 'exceptional release of additional housing sites' and identifies where such sites should be focused. There is tension between this requirement and Policy MD3 (as modified) which determines the approach to the release of further land beyond the development boundary. It makes no reference to the need for any 'exceptional' circumstances to be demonstrated. There is no justification for a different approach in Whitchurch to that set out on Policy MD3. Accordingly a main modification is necessary to delete requirement 5 of Policy S18 (**MM203**). Some consequential modification to the supporting text is necessary to simply acknowledge that there is available land adjoining the development boundary which offers potentially suitable broad locations for growth where a settlement housing guideline appears unlikely to be met (**MM203**).
278. Policy S18.1 confirms that proposals will be expected to take account of infrastructure constraints and requirements. Welsh Water raised concerns about foul drainage capacity to accommodate some allocated site development. A specific infrastructure constraint of Whitchurch is the need for upgrades to the wastewater treatment works in 2020-2025. However Welsh

Water confirms that additional capacity will be provided either through the requisition provisions of the Water Industry Act 1991 and / or future upgrades provided as part of the Asset Management Plan review. It is unlikely therefore to impact on overall delivery but it is likely that permissions will be subject to a pre-commencement condition requiring a detailed permanent solution to the foul drainage capacity to be agreed. A main modification is suggested to clarify the need for these upgrades in the supporting text to Policy S18.1. This is necessary to ensure the Policy is clear and positively prepared (**MM205**).

279. At the time of the hearings progress was being made on several of the housing site allocations in Whitchurch. One had planning permission and was being built out (WHIT033). Others have resolutions to approve planning permission subject to a section 106 agreement. Only one residential site allocation had not been the subject of a planning application (WHIT051).
280. Whitchurch is within 2km of Brown Moss SAC, designated for floating water-plantain. This is a Shropshire Council owned site with a car park and footpaths. It is considered that the only possible impact from increased recreation would be damage to the banks from tramping resulting in increased turbidity of the water. Whilst it is unlikely that new development in Whitchurch would lead to hydrological impacts on the Natura 2000 sites, it is considered that there could be some potential for cumulative impacts from the sites in Whitchurch on Brown Moss SAC given the proximity of the site within 5km of the town. Future applications would therefore need to be subject to a site specific HRA in order to screen out these potential impacts and/or to suggest appropriate mitigation measures to reduce the impact of increased visitor numbers to Brown Moss SAC as identified in Policy MD12 (as modified).
281. The SAMDev Plan for Whitchurch identifies two significant employment sites North of Waymills (ELR033) and at Heath Road (ELR035) which together form 19.5 hectares. Both these sites were included in the Employment Land Review in 2011 and scored positively against the selection criteria.
282. In the two Community Clusters, the proposed allocations provide deliverable opportunities appropriate to local design aspirations and the character of the villages, as well as supporting the delivery of additional community infrastructure. Most notably the renovation and re-use of Grade II listed Prees Hall and the delivery of community open space associated with site allocation PRE008 (Land at Moreton Street) supports local aspirations. In Prees Higher Heath a significant undeveloped brownfield site at Heathwood Road benefits from an extant planning consent for up to 150 new dwellings and associated community facilities.
283. In the Whitchurch Rural and Ightfield and Calverhall Community Cluster covering the areas of Tilstock, Ash Magna/Parva, Prees Heath, Ightfield and Calverhall, five allocations are proposed in order to support the delivery of the development strategy for the area. Of these, three residential allocations are proposed in Tilstock reflecting local opportunity and community aspirations. Site allocation TIL001 (Land at the Vicarage, Tilstock) has outline approval for 25 dwellings.

## Conclusion

284. To conclude, all available site options were appropriately assessed in the technical site assessment (EV81). The main modifications proposed are not considered to impede deliverability or site capacity. It is considered that individually and as a whole the resulting site allocations represent the most realistic, deliverable and appropriate options appropriate to local design aspirations and the character of each settlement, as well as supporting the delivery of additional community infrastructure. I am satisfied that the required amount of development will be delivered to achieve the housing guidelines.

## Other Matters

285. The Monitoring Framework should be included as part of the SAMDev Plan to demonstrate how policies are to be measured and monitored to ensure the SAMDev Plan policies are effective in conjunction with the Annual Monitoring Review (MM1). A number of corrections to errors and consequential changes as a result of Main Modifications are necessary to the Policies Map and various Inset Maps and Keys. These have been the subject of consultation as part of the Main Modifications publicity (MM210 – MM218). While the Policies Map is not before me for examination, provided that the Council makes the necessary amendments to it as set out in these MMs, the SAMDev Plan will be effective and therefore sound. Some of the published Main Modifications are, in hindsight inconsequential and not necessary to make the SAMDev Plan sound (MM4, MM5, MM21, MM37-MM39, MM60, MM112, MM116, MM134-135, MM137, MM176, and MM197). It is a matter for the Council to decide whether it wishes to include these as additional modifications.

## Assessment of Legal Compliance

1. **My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.**

LEGAL REQUIREMENTS		
Local Development Scheme (LDS)		The SAMDev Plan is identified within the approved LDS July 2014 which sets out an expected adoption date of April 2015. The SAMDev Plan's content and timing are broadly compliant with the LDS.
Statement of Community Involvement (SCI) and relevant regulations		The SCI was adopted in Feb 2011 and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM)
Sustainability Appraisal (SA)		SA has been carried out and is adequate.
Appropriate Assessment (AA)		The Habitats Regulations AA Screening Report (July 2014) sets out the results of the AA and confirms that mitigation measures to avoid adverse effects can be delivered through policy requirements. This is supported by Natural England.

National Policy	The SAMDev Plan complies with national policy except where indicated and modifications are recommended.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
2004 Act (as amended) and 2012 Regulations.	The SAMDev Plan complies with the Act and the Regulations.

## Overall Conclusion and Recommendation

1. The Plan has a number of deficiencies in relation to soundness and/or legal compliance for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.
2. The Council has requested that I recommend main modifications to make the Plan sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the SAMDev Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

*Claire Sherratt*

Inspector

**This report is accompanied by the Appendix containing the Main Modifications**



## Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
	9	Introduction para 1.11	<p><b>Amend paragraph 1.11 and include additional paragraph to read:</b></p> <p><u>"1.11 Continuing the existing approach established in the Core Strategy, the means which will be used to deliver each development management policy <del>are identified</del>, together with the indicators which will be used to monitor progress, are identified in boxes at the end of each policy. These indicators form the basis for the accompanying SAMDev Monitoring Framework which identifies policy targets, where relevant; trigger mechanisms for when action might be required to address issues arising through the implementation of policies; and the potential action to be taken by the Council. It also identifies the source of monitoring information."</u></p> <p><u>"The performance of the SAMDev policies (and those in the adopted Core Strategy) will be reported annually in the Authority's Monitoring Report (AMR). The AMR provides an assessment of the implementation of policies and up-to-date information about development in Shropshire, which will be used to help inform reviews of the Local Plan."</u></p>
MM2	9	Introduction paragraph after 1.11	<p><u>"Local Development Scheme and Local Plan review</u></p> <p><u>The Local Development Scheme (LDS), available on the Shropshire Council website, helps to inform the community and other partners of the planning policy documents being produced for the area and the timescales they can expect for their preparation. The LDS is a forward looking document covering the upcoming three year period and is kept under periodic review.</u></p> <p><u>The LDS includes the timetable for the early review of the Local Plan (Core Strategy and SAMDev Plan). An early review will ensure that Shropshire Council can respond flexibly to changing circumstances in line with the National Planning Policy Framework."</u></p>
MM3	12 and 17	MD1(3) Paragraph 4.3	<p>Amend MD1(3) to read:</p> <p><u>"Additional Community Hubs and Community Cluster settlements, with associated settlement policies, may be proposed by Parish Councils following formal preparation or review of a Community-led Plan or a Neighbourhood Plan and agreed by resolution by Shropshire Council. These will be formally considered for designation as part of a Local</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Plan review.”</p> <p>Amend paragraph 4.3 accordingly to read:</p> <p>“In recognition of the fact that the needs of communities change over time, Core Strategy Policy CS4 left the door open for communities that might want to be considered as Community Hubs or Community Cluster settlements to ‘opt in’ and be formally designated at a later date through reviews of the Local Plan. Policy MD1 clarifies that the process relating to this, ahead of a <del>full or partial</del> review of the <del>SAMDev Local</del> Plan, <del>to be</del> is through a combination of formal Community-led Plan or Neighbourhood Plan preparation or review, Parish Council proposal and Shropshire Council agreement. <u>These communities will only be formally designated as Community Hubs or Community Clusters through a review of the Local Plan;</u>”</p>
MM6	14	Schedule MD1.1	<p><b>Remove Community Cluster in Market Drayton Area:</b></p> <ul style="list-style-type: none"> <li>• <del>Tyrley, Woodseaves (Sutton Lane), and Woodseaves (Sydnall Lane)</del></li> </ul>
MM7	18	Policy MD2	<p><b>Amend MD2 (1):</b></p> <p>“Further to Policy CS6, for a development proposal to be considered acceptable it is required to:</p> <p><del>Achieve local aspirations for design</del><u>Respond positively to local design</u> aspirations, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.”</p> <p><b>Amend the last sentence of paragraph 4.7 for consistency:</b></p> <p>“Community led guidance needs to inform the design of development, ensuring that it appropriately maintains and enhances the location’s sense of place and <u>respond positively to delivers-local design</u> aspirations through <del>design</del>, wherever possible;”</p>
MM8	18	Policy MD2	<p><b>Amend MD2.2 (iii) to:</b></p> <p><del>Respecting, enhancing or restoring the historic context, such as the significance and character of any heritage assets, in accordance with MD13. Protecting, conserving and enhancing the historic context and character of</del><u>heritage assets, their significance and setting, in accordance with MD13.</u></p>
MM9	19	Policy MD2	<p><b>Amend MD2 (4):</b></p> <p>Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the <del>Water Management SPD</del><u>Local Flood Risk Management Strategy.</u></p>
MM10	19	Policy MD2	<p><b>Amend MD2 (5ii) and insert new criteria to read:</b></p> <p>(ii) For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, <u>recreation, formal or informal uses and recreation uses including semi-natural open space;</u></p> <p>(iii)<u>where an adverse effect on the integrity of an internationally designated wildlife site due to recreational</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point.</u>
MM11	20	Policy MD2, paragraph 4.10	<b>Amend paragraph 4.10:</b> All developments must include appropriate SuDs to manage surface water, in accordance with Policy CS18. <u>Given the complexity and detail associated with this aspect of the Flood and Water Management Act 2010, a Shropshire and Staffordshire Sustainable Drainage Handbook is being produced to provide the detailed requirements for applicants on the design and adoption process for SuDS. Developed as part of the Water SPD, Local Flood Risk Management Strategy, the SuDS Handbook will provide information on the planning, design and delivery of attractive and high quality SuDS schemes which offer multiple benefits to both the environment and local community. Whilst an initial scope for the SuDS Handbook is included within Appendix A of the Local Flood Risk Management Strategy (Part 2), the SuDS Handbook itself is intended to coincide with the implementation, by Defra, of the National SuDS Standards Schedule 3 of the Flood and Water Management Act 2010. New development will be expected to should adhere to the principles set out in this handbook, addressing the requirements, issues and opportunities for SuDS early in the design process, to inform the layout of buildings, roads and open space, to take account of the existing characteristics of the built and natural environment and to seek opportunities to provide the widest possible community benefit. Consideration must also be given to the maintenance requirements for SuDs, including the design of appropriate access to allow for ongoing maintenance;</u>
MM12	21	Policy MD2, paragraph 4.13	<b>Amend paragraph 4.13 to read:</b> “Adequate open space is set at a minimum standard of 30sqm per person (equivalent to 3ha per 1,000 population). For residential developments, the number of future occupiers will be based on a standard of one person per bedroom. <del>For non-residential developments, the number of future occupiers is based on estimated number of employees</del> <u>For non-residential developments, open space provision should be design-led, informed by the character and context of the development proposed, together with any requirement identified in the relevant Place Plan and the environmental networks approach set out in Policy CS17 and the Natural Environment SPD.”</u>
MM13	21	Policy MD2, paragraph 4.13	<b>Insert new paragraph 4.13a</b> <u>4.13a Whilst national policy protects internationally designated wildlife sites from development which would damage their special interests, planning proposals may still lead to indirect effects on such sites. The HRA for the Plan identifies those internationally protected sites which could be affected by development and Policy MD12 provides for mitigation measures to remove the impact. This policy (MD2)</u>

Ref	Page	Policy/ Paragraph	Main Modification
			sets out those measures necessary to mitigate the effect of increased recreational pressure. These may include an increase in the amount of open space provided by a development over and above the 30sqm per person with a significant proportion of this being semi-natural. Additional mitigation measures may include developer contributions in line with Policy MD12;
MM14	23-25	MD3	<p>Amend policy to read:  MD3 - <del>Managing Delivery</del> of Housing Development  Delivering housing:  <u>In addition to supporting the development of the allocated housing sites set out in Settlement Policies S1-S18, planning permission will also be granted for other sustainable housing development having regard to the policies of the Local Plan, particularly Policies CS2, CS3, CS4, CS5, MD1 and MD7a.</u>  1. Residential proposals should be sustainable development that:  i. meets the design requirements of relevant Local Plan policies; and  ii. <del>for allocated sites, reflects any development guidelines set out in the relevant settlement policy; and</del>  ii. on sites of five or more dwellings, include a mix and type of housing that has regard to local evidence and community consultation.  Renewing permission:  <del>2. When the proposals are for a renewal of planning consent, evidence will be required of the intention that the development will be delivered within three years.</del>  Matching the Settlement housing guidelines:  2. The settlement housing guideline is a significant policy consideration. Where development would result in the number of completions plus outstanding permissions <u>exceeding providing more dwellings than</u> the guideline, decisions on whether to exceed the guideline will have regard to:  i. <u>The increase in number of dwellings relative to degree by which the requirement is exceeded the guideline;</u> and  ii. The likelihood of delivery of the outstanding permissions; and  iii. <del>Evidence of community support; and</del>  iii. The benefits arising from the development; and  iv. <u>The impacts of the development, including the cumulative impacts of a number of developments in a settlement; and</u>  v. The presumption in favour of sustainable development.  3. Where a settlement housing guideline appears unlikely to be met by the end of the plan period, additional sites <u>outside beyond the settlement development boundaries development boundary</u> that accord with the settlement policy may be acceptable subject to the <u>criteria considerations</u> in paragraph <del>3</del> <u>2</u> above.</p>
MM15	24	MD3 Paragraph 4.16 – 4.17	<p><b>Insert new paragraph and amend text to read:</b>  “4.16 Delivery of the Shropshire-wide housing target for around 27,500 new homes over 2006-2026 is essential to the</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>long-term prosperity of Shropshire. Individual housing guidelines for each settlement are provided in policies S1-S18. To ensure that delivery is achieved, a positive approach will be taken towards <del>partial</del> reviews of the Local Plan.”</p> <p><u>“A key component of the housing land supply is the allocated housing sites identified in the Policies S1-S18, with related development guidelines. ‘Windfall’ development on other sites is also important, both within settlements and in the countryside, including both brownfield and, where sustainable, greenfield sites, having due regard to the policies of the Local Plan. The NPPF sets out a presumption in favour of sustainable development with reference to its economic, social and environmental dimensions. With regard to housing development, local considerations include having regard to the design requirements of relevant Local Plan policies, the mix and type of housing, and the settlement housing guidelines.”</u></p> <p>4.17 Allocation of a site for development does not reduce the quality requirements in any way. The Local Plan design requirements are largely detailed in policies CS6, CS7, CS17, MD2, MD12 and MD13. New development should be a good neighbour that does not unacceptably impact on existing residential amenity.</p>
MM16	24	MD3 Paragraph 4.19	<p><b>Delete paragraph:</b></p> <p><del>4.19 Some planning consents are kept ‘alive’ by repeated renewals of planning consent that is not accompanied by any action to bring forward development. To avoid such sites causing problems for the delivery of housing, applications for renewal of planning permission will have to demonstrate some commitment to delivery.</del></p>
MM17	24-25	MD3 Paragraph 4.20	<p><b>Insert paragraph before 4.20 and amend paragraph 4.20 to read:</b></p> <p><u>“The policy sets out the role of the settlement housing guideline in relation to the amount of development coming forward in a settlement. The guideline reflects detailed consideration by the local planning authority and the community on what level of development is sustainable and appropriate during the plan period. The guideline is not a maximum figure but development going beyond it by too great a degree could result in unsustainable development that stretches infrastructure and community goodwill towards breaking point. The policy sets out considerations to which regard will be had in determining applications which would result in the provision of more dwellings than indicated by the guideline for a settlement.”</u></p> <p>“4.20 Should there not be a five year supply of housing land in Shropshire as a whole, then paragraph 49 of the National Planning Policy Framework (NPPF) effectively allows housing development to take place beyond settlement development boundaries. To ensure that a flexible, responsive supply of housing land is maintained throughout the plan period, if a settlement is struggling to achieve its housing guideline within</p>

Ref	Page	Policy/ Paragraph	Main Modification
			the plan period then a positive approach will be taken to development on sites that may lie outside the <del>development plan boundary</del> <u>settlement development boundaries</u> but are otherwise in accordance with the relevant settlement policy. In addition, a <del>partial</del> -review of the Local Plan would be actively considered as a means of making further allocations of land to ensure delivery or where a new community-led plan identifies significant additional provision for growth.”
MM18	25	MD3 Paragraph 4.22	<b>Delete paragraph 4.22:</b> The term “sustainable development” in the policy will be interpreted to include whether the development is within the settlement guideline as this reflects detailed consideration by the local planning authority and the community on what level of development is sustainable and appropriate during the plan period. Exceeding the settlement housing guideline by too great a degree can result in unsustainable development that stretches infrastructure and community goodwill towards breaking point.
MM19	26	MD4	<b>Insert new text to introduction to MD4 to read:</b> “ <u>Employment development will be managed in accordance with spatial strategies CS1 – CS5 and economic and employment strategy CS13.</u> ” Amend existing paragraph to read: “ <del>Further to Policies CS14 and CS19, As</del> part of the management of a portfolio of employment land and premises ( <u>CS14 and CS19</u> ) and to maintain a reservoir of available sites:”
MM20	26	MD4 (1ii)	<b>Amend MD4(1ii) to read:</b> “are other suitable, <del>small-scale</del> development sites; <u>and</u> ” To reflect this amendment also delete the words ‘small scale’ from the policy explanation in paragraphs 4.24, 4.26, 4.29
MM22	28	MD4 Paragraph 4.33	<b>Amend paragraph 4.33 to read:</b> “Other forms of development also include ‘employment generating’ uses. To be acceptable for development on portfolio sites, these other uses <u>preferably</u> should <del>only</del> provide products or services to other businesses or services to domestic properties (but not the sale of products) <u>to remove the need for and should not require</u> access for visiting members of the public.”
MM23	30	MD5	<b>Delete MD5(2i) to read:</b> “1. Where monitoring demonstrates that the further controlled release of sand and gravel reserves is required, then the subsequent development of mineral working will be considered at the sites identified in Schedule MD5b below. Applications for earlier development of these sites will be considered on their merits. In considering any such application, particular regard will be paid to: i. <del>the need for minerals development to maintain an adequate and steady supply of sand and gravel consistent with the established production guideline;</del> ”
MM24	30	MD5 (3ii)	<b>Amend MD5(3ii) to read:</b> “the proposal would not prejudice the development of the

Ref	Page	Policy/ Paragraph	Main Modification																
			allocated sites; and <u>or</u> ,”																
MM25	31	MD5 Schedule MD5a	<b>Amend MD5a, point 1 to read:</b> “1. The completion of a <u>project-level</u> Habitats Regulations Assessment (HRA) to <u>demonstrate that development will not adversely affect the integrity of a European Site, or a nationally designated wildlife site. Permission cannot be granted if there will be an adverse impact on protected sites; in accordance with Policy MD12. Particular regard should be paid to effects on water quality and to impacts arising from sedimentation, hydrological changes and dust on the Cole Mere Ramsar site and the White Mere Ramsar site.</u> <u>Permission will not be granted if adverse effects on the integrity of either site cannot be avoided or mitigated in line with Policy MD12.</u> ”																
MM26	31	Schedule MD5a	<b>Amend Schedule MD5a(2):</b> “The effects of the development on <u>hydrogeology and hydrology</u> will be a key consideration requiring the submission of detailed measurements and analysis to give an accurate understanding of issues and allow the development of avoidance or mitigation measures;”																
MM27	32	Schedule MD5b	<b>Insert a new criterion 4 to the Morville Extension in Schedule MD5b in relation to read:</b> “ <u>a site restoration scheme which will be designed to deliver significant wildlife benefits.</u> ”																
MM28	33	Policy MD5 Paragraph 4.37	<b>Amend paragraph 4.37 to read:</b> “There are also two sites at <u>Barnsley Lane, near Bridgnorth and Woodcote Wood, near Sherrifhales</u> , where a resolution has been made to grant planning permission, but where consent has yet to be issued. <u>These are termed ‘unworked site commitments’.</u> ”																
MM29	34	Policy MD5 Paragraph 4.41	<b>Amend paragraph 4.41 to read:</b> The latest available data indicates that the 10 year trend for sand gravel sales in Shropshire and Telford & Wrekin is <u>0.770.74mt</u> and the 3 year trend is <u>0.670.66mt</u> , both of which are well below the current production guideline of 0.82mt;																
MM30	35	Policy MD5 Table 5.2	<b>Amend Table 5.2 to read:</b> <table border="1"> <thead> <tr> <th></th> <th>Estimated Reserve*</th> <th>Production Requirement</th> <th>Shortfall</th> </tr> </thead> <tbody> <tr> <td>Operational Sites 2012-2026</td> <td><b>4.36</b></td> <td>-</td> <td></td> </tr> <tr> <td>Unworked Site commitments</td> <td><b>4.60</b></td> <td>-</td> <td></td> </tr> <tr> <td><b>Total</b></td> <td><b>8.96</b></td> <td><b>11.48</b></td> <td><b>2.52</b></td> </tr> </tbody> </table>		Estimated Reserve*	Production Requirement	Shortfall	Operational Sites 2012-2026	<b>4.36</b>	-		Unworked Site commitments	<b>4.60</b>	-		<b>Total</b>	<b>8.96</b>	<b>11.48</b>	<b>2.52</b>
	Estimated Reserve*	Production Requirement	Shortfall																
Operational Sites 2012-2026	<b>4.36</b>	-																	
Unworked Site commitments	<b>4.60</b>	-																	
<b>Total</b>	<b>8.96</b>	<b>11.48</b>	<b>2.52</b>																
MM31	35	Policy MD5 Paragraph 4.43	<b>Add new final sentence to paragraph 4.43:</b> “ <u>The allocation of these sites is in two phases, in order to help address the potential for cumulative impacts at Morville, where an existing site and a preferred allocation are served</u> ”																

Ref	Page	Policy/ Paragraph	Main Modification														
			by the same road access;”														
MM32	35-36	MD5 Explanatory text Paragraph 4.44	<p><b>Delete paragraph 4.44 and insert new paragraph 4.44:</b>  4.44 It is a legal requirement for Local Authorities to prepare a Habitat Regulation Assessment (HRA) for plans and projects which have potential to impact upon habitats of European importance. Due to their size and location, mineral sites often have this potential. Whilst initial screening was carried out in support of the preparation of the Core Strategy in 2009, further screening has now been completed for the proposed mineral site allocations to identify any potential effect pathways by which those mineral allocations might impact upon European Designated Sites. The proposed site allocation at Morville has been screened out due to being over 10km from the nearest European Designated Site and the proposed site allocation at Gonsal has been screened out as there is no likely significant effect on European Sites. The remaining proposed site allocation at Wood Lane North Extension cannot be ‘screened out’ of the HRA process at this stage and will require a full Appropriate Assessment to be carried out when the planning application is made.  4.44 The SAMDev Minerals HRA indicates that the Wood Lane North extension could adversely affect the integrity of the Cole Mere Ramsar site and the White Mere Ramsar site and that a project-level HRA is required at the planning application stage. Detailed information and an analysis of water movements as well as stringent mitigation management plans will be required to support this HRA. If the HRA indicates that harm arising from the disturbance of ground or surface water flows, reduced water quality, increased sedimentation and the effects of dust cannot be avoided or mitigated in line with Policy MD12, then permission will be refused.. Further information is also available in the SAMDev Minerals Habitats Regulation Assessment.’</p>														
MM33	35	Policy MD5 Table 5.3	<p><b>Amend Table 5.3 to read:</b></p> <table border="1"> <thead> <tr> <th></th> <th>Production Potential 2012 – 2026</th> </tr> </thead> <tbody> <tr> <td>Production Requirement</td> <td>11.48</td> </tr> <tr> <td>Existing Reserves at Operational &amp; Committed Sites</td> <td>8.96</td> </tr> <tr> <td>Preferred Allocations</td> <td>4.40 <del>4.10</del></td> </tr> <tr> <td>Windfall allowance</td> <td>1.0</td> </tr> <tr> <td><b>Total Production Potential</b></td> <td><b>14.36</b><del>14.06</del></td> </tr> <tr> <td><b>Production Surplus</b></td> <td><b>2.88</b><del>2.58</del></td> </tr> </tbody> </table>		Production Potential 2012 – 2026	Production Requirement	11.48	Existing Reserves at Operational & Committed Sites	8.96	Preferred Allocations	4.40 <del>4.10</del>	Windfall allowance	1.0	<b>Total Production Potential</b>	<b>14.36</b> <del>14.06</del>	<b>Production Surplus</b>	<b>2.88</b> <del>2.58</del>
	Production Potential 2012 – 2026																
Production Requirement	11.48																
Existing Reserves at Operational & Committed Sites	8.96																
Preferred Allocations	4.40 <del>4.10</del>																
Windfall allowance	1.0																
<b>Total Production Potential</b>	<b>14.36</b> <del>14.06</del>																
<b>Production Surplus</b>	<b>2.88</b> <del>2.58</del>																
MM34	37	MD6 (1)	<p><b>Amend Policy MD6 paragraph 1 to read:</b>  “In addition to meeting the general requirements that apply in the countryside as set out in Policies CS5, and MD7a and <u>MD7b</u>, development proposed in the Green Belt must be able to demonstrate that it does not conflict with the purposes of</p>														



Ref	Page	Policy/ Paragraph	Main Modification
			the Green Belt or harm its openness. Exceptions to this are Further to these requirements the following development will be supported.”
MM35	37	MD6 (1 ii)	<b>Amend Part 1. ii of Policy MD6 to read:</b> “ii. Development, <del>including changes of use</del> , on previously developed sites, <u>which would not have a greater impact on the openness of the Green Belt than the existing development</u> , providing the development is for employment or economic uses, defence uses, local community use or affordable housing; and the development enhances the site and its contribution to the landscape setting.”
MM36	38	MD6 Paragraph 4.47	<b>Amend paragraph to read:</b> “A detailed review of the Green Belt boundary will be undertaken <del>during the next plan period</del> <u>in the Local Plan review</u> , as part of looking at sustainable growth options...”
MM40	40	MD7a (1)	<b>Amend Policy MD7a (1) to read:</b> “Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs <u>and</u> , other relevant policy requirements, <del>and</del> , In the case of market residential conversions, <u>requiring planning permission</u> , <del>a scheme provides an appropriate mechanism for the sensitive re-use and retention of buildings which are heritage assets</del> <u>the conversion of buildings to open market use will only be acceptable where the building is of a design and form which is of merit for its heritage/landscape value, minimal alteration or rebuilding is required to achieve the development and the conversion scheme would not compromise their respect the significance as of the heritage assets, its setting and or the local landscape character.</u> In order to protect the long term affordability of <u>single plot affordable</u> exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions;”
MM41	40	MD7a (2a)	<b>Amend Policy MD7a (2a) to read:</b> “a. there are no other existing suitable and available affordable dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural <del>enterprise business</del> ; and,”
MM42	40	MD7a (2b)	<b>Amend 1<sup>st</sup> line of Policy MD7a (2b) to read:</b> “b. in the case of a primary dwelling to serve <del>an enterprise a business</del> <u>without existing permanent residential accommodation, relevant financial and functional tests...</u> ”
MM43	40	MD7a (2c)	<b>Amend 1<sup>st</sup> line of Policy MD7a (2c) to read:</b> “c. in the case of an additional dwelling to provide further accommodation for a worker who is required to be present at the <del>business enterprise</del> <u>for the majority of the time, a functional need is demonstrated and ...</u> ”

Ref	Page	Policy/ Paragraph	Main Modification
MM44	40	MD7a	<b>Amend the 1<sup>st</sup> sentence of the paragraph below Policy MD7a (2c) to read:</b> “Such dwellings will be subject to occupancy conditions. Any existing dwellings associated with the rural <del>enterprise business</del> may also be subject to occupancy restrictions, where appropriate. For primary ....”
MM45	41	MD7a Paragraph 4.55	<b>Amend explanatory text paragraph 4.55 to read :</b> “ <u>Whilst permitted development provisions have been introduced allowing change of use of agricultural buildings to residential use from April 2014 , some proposals, including those within the AONB, Conservation Areas and relating to listed buildings, will be subject to planning control.</u> In addition to the requirements in MD13, to comply with Policy CS5, <del>proposals-applications</del> for conversions to open market residential uses should provide evidence of: the buildings’ merits, the scheme’s contribution to local character, distinctiveness and sustainability improvements. Where appropriate, development should meet the higher standards of sustainable design set out in Core Strategy Policy CS6 and in MD2. <del>The conversion of buildings to open market use will only be acceptable where the building is of a design and form which is of merit for its heritage/landscape value, minimal alteration or rebuilding is required to achieve the development and the conversion scheme would not compromise their significance as heritage assets or the local landscape character.”</del> ”
MM46	42	MD7a Paragraph 4.56	<b>Amend by adding additional explanatory text at end of paragraph 4.56 to read :</b> “...and for the removal of occupancy restrictions attached to existing dwellings, <u>including with regard to the calculation of the appropriate financial contribution to provision of affordable housing;</u> ”
MM47	42	MD7a Paragraph 4.57	<b>Amend explanatory text paragraph 4.57 to read :</b> “The Policy identifies two categories of rural workers’ dwellings and sets out what the approach will be to each, including what conditions will be attached. These include occupancy conditions, limiting occupation to a rural worker meeting specified criteria and/or limiting the dwelling for occupation in conjunction with the rural business operation to which it relates, <u>recognising that there may be more than one rural enterprise within a rural business.</u> These conditions may be attached to existing unrestricted dwellings associated with the <del>enterprise business</del> , as well as the newly permitted unit, in order to prevent rural workers dwellings being lost from the available stock. The first type of rural worker’s dwelling is the main house for the <del>enterprise-business</del> (for agricultural <del>enterprises businesses</del> , traditionally the main farm residence) and the second relates to additional dwellings to provide for other workers who are employed by the <del>business enterprise(s);</del> ”
MM48	42	MD7a	<b>Amend explanatory text paragraph 4.58 to read :</b>

Ref	Page	Policy/ Paragraph	Main Modification
		Paragraph 4.58	<p>“For new primary dwellings, <del>robust</del> <u>relevant</u> financial and functional tests are required to assess need and viability, and the occupation of the dwelling will be appropriately limited by condition. It would be expected that the scale and type of dwelling proposed is closely related to the evidenced needs of the business and proportionate to the scale of the <del>enterprise business</del>. However, in recognition that it is the primary dwelling, potentially serving as a family home, and providing specialist accommodation such as business office and utility areas, there is no firm restriction on the size of the dwelling, although the applicant must be able to demonstrate that the cost of the dwelling can be funded solely by the business itself. In the eventuality that the dwelling is no longer required and sold on the open market, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate <u>as set out in the Type and Affordability of Housing SPD</u> . As the rate is applied to the floorspace of the dwelling, the larger the dwelling the greater the contribution. This is a more flexible approach than for additional rural workers’ dwellings (see below) on the basis that the dwelling is the primary residence, is integral, may be tied to the <u>business enterprise</u> and its financing, and also that it may not be appropriate in design, type or location for sale as an affordable dwelling;”</p>
MM49	43	MD7a Paragraph 4.59	<p><b>Amend last line of explanatory text paragraph 4.59 to read:</b>  “...The local needs exception policy mechanism also facilitates the delivery of affordable exception dwellings, not tied to a rural enterprise <u>or business</u> but in other appropriate locations to provide for evidenced local needs, and offers an alternative means of meeting the housing requirements of rural workers;”</p>
MM50	43	MD7a Paragraph 4.60	<p><b>Amend explanatory text by adding additional sentence at end of paragraph 4.60 to read :</b>  “...the removal of the conditions is the creation of a new unrestricted dwelling in the countryside. <u>An affordable housing contribution will however not be required from pre-existing dwellings which have retrospectively become subject to occupancy conditions as a result of a planning approval for a new rural workers dwelling for the enterprise or business.</u>”</p>
MM51	43/44	MD7a Paragraph 4.62	<p><b>Amend explanatory text paragraph 4.62 to read :</b>  .....Open market residential use will only be accepted where the conversion has met the criteria set out in <u>Policy Policies CS5 and MD13</u> and retains identifiable heritage value. <u>Where additional alterations are proposed these must respect the significance of the heritage asset, its setting and the local landscape character.</u> An affordable housing contribution at the current prevailing rate will also be required, if it has not been previously paid, as it would with the creation of any new market dwelling. Further guidance is provided in the Type and Affordability of Housing SPD.</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM52	44	MD7b (3 a.)	<b>Amend policy paragraph 3a to read:</b> “a. <del>Required in connection with a viable agricultural enterprise and</del> is of a size/ scale and type which is consistent with its required agricultural purpose and the nature of the agricultural enterprise or <u>business</u> that it is intended to serve;”
MM53	45	MD7b paragraph 4.64	<b>Amend explanatory text paragraph 4.64 to read:</b> “.....An element of new build will be positively considered where it meets sustainable design criteria in Policy MD2 (Sustainable Design) and delivers the benefits identified in Policy MD13 (Historic <u>Buildings Environment</u> ). Decision making on conversion proposals will also be informed by relevant evidence, including the <del>West Midlands Shropshire</del> Historic Farmstead and Landscape Project, other Plan criteria, in particular in Policy MD13, and guidance in a Historic Environment SPD;”
MM54	45	MD7b paragraph 4.66	<b>Amend 1<sup>st</sup> sentence explanatory text paragraph to read :</b> “The changing needs and effects of agricultural and other related <del>enterprises</del> <u>businesses</u> in the countryside are a particular local issue, in particular the impacts of large scale agricultural buildings...”
MM55	47	Policy MD8(3iv)	<b>Amend paragraph 3 iv as follows:</b> “iv. <del>Recognised n</del> Natural and heritage assets <del>and their setting</del> , including the Shropshire Hills AONB (Policies MD12 and MD13);”
MM56	48	Policy MD8(4iii)	<b>Amend MD8(4iii) to read:</b> “In the case of hydro-electric energy schemes, particular attention will also be paid to impacts on flood risk, <u>ecology</u> , water quality and fish stocks;”
MM57	49	MD8 Explanatory text Paragraph 4.71	<b>Amend paragraph 4.71 to read:</b> “4.71 Further information about landscape character is provided in the Shropshire Landscape Character Assessment and Historic Landscape Characterisation. <u>Additionally, policy MD13 seeks to protect, conserve and sympathetically enhance heritage assets.</u> ”
MM58	54	Policy MD9 Paragraph 4.82	<b>Amend paragraph 4.82 to MD9 to read:</b> “In the exercise of Policies MD4 and MD9, it is expected that a greater degree of protection will be afforded to existing employment areas in this Policy (MD9), especially where the area accommodates <del>key</del> strategic or <u>significant</u> local employers...”
MM59	54	Policy MD9 Paragraph 4.83	<b>Amend paragraph 4.83 to read:</b> “Other forms of development also include ‘employment generating’ uses. To be acceptable on existing employment areas, redevelopment proposals for other ‘employment generating’ uses <u>preferably</u> should <del>only</del> provide products or services to other businesses or services to domestic properties (but not the sale of products) <del>and so, should not require to remove the need for</del> access for visiting members of the public.”
MM61	58	MD10a	<b>Amend Part 2b of Policy MD10a to read:</b> 2b. In Category ‘B’ Centres:

Ref	Page	Policy/ Paragraph	Main Modification
			<p>i. There is a presumption in favour of retail (A1) proposals in ground floor premises within Primary Shopping Areas.</p> <p>ii. <del>Other</del> <u>Additional</u> main town centre uses will be acceptable in Primary Shopping Areas where it can be demonstrated the proposal would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.</p> <p>iii. Proposals for <u>additional</u> non-town centre uses in <u>ground floor premises within</u> Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre.</p> <p>iv. There is a presumption in favour of proposals for main town centre uses within the wider Town Centre.</p>
MM62	58	MD10a	<p><b>Amend Part 2c of the Policy to read:</b>  2c. In Category 'C' Centres:  i. <u>The Primary Shopping Areas are comprised of the Primary and Secondary Frontages. There is a presumption in favour of retail (A1) proposals in ground floor premises within Primary Shopping Areas.</u>  ii. Within the Primary Frontage changes of use away from retail (A1) within ground floor premises will be resisted unless the proposal is for a main town centre use which would maintain and active and continuous frontage; would not result in an over concentration or undue dominance of non-retail uses; and evidence is submitted of an appropriate and sustained marketing campaign promoting the premises for retail (A1) use.  iii. Within the Secondary Frontage <u>additional</u> <del>other</del> main town centre uses will be acceptable where they would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.  iv. Proposals for <u>additional</u> non-town centre uses in <u>ground floor premises within</u> Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre.  v. There is a presumption in favour of proposals for main town centre uses within the wider Town Centre.</p>
MM63	59	MD10a 4.99	<p><b>Insert the following text at end of Paragraph 4.99:</b>  <u>"In assessing whether there is an over concentration or undue dominance of non-retail uses within Primary Shopping Areas, particular regard will be had to whether the proposal would lead to an unbroken row or clustering of non-retail units along a single street."</u></p>
MM64	62	MD11.8	<p><b>Amendment of paragraph to read:</b>  "Holiday let development that does not conform to the legal definition of a caravan, <u>and is not related to the conversion of existing appropriate rural buildings</u>, will be resisted in the countryside, following the approach ..."</p>
MM65a	62	MD11.11	<p><b>Amendment of paragraph to read:</b></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>“To retain the economic benefit to the visitor economy, the Council will apply appropriate conditions to restrict applications for visitor accommodation to tourism uses will be applied to new applications planning permissions for visitor accommodation to ensure the accommodation is not used for residential occupation.”</del></p>
MM66	65	MD11 Delivery and Monitoring of Policy	<p><b>Amend monitoring indicators to read:</b></p> <ul style="list-style-type: none"> <li>• <del>“Amount of leisure, retail and office by type.</del></li> <li>• <u>Number of applications approved/refused on Policy MD11 grounds</u></li> <li>• <u>Holiday let completions by type and location”</u></li> </ul>
MM67	65-66	Policy MD12	<p><b>Amend policy to read:</b></p> <p><del>“In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, the avoidance of harm to Shropshire’s natural assets and their conservation, enhancement and restoration of Shropshire’s natural assets will be achieved by:</del></p> <ol style="list-style-type: none"> <li>1. <u>Requiring a project-level Habitats Regulations Assessment for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where a HRA indicates an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, including that identified by the HRA for the Plan or the Minerals HRA, measures will be required in accordance with; CS6, CS8, CS9, CS17, CS18, MD2; remedial actions identified in the management plan for the designated site and the priorities in the Place Plans, where appropriate.</u></li> <li>2. Ensuring that <del>the social or economic benefits of development can be demonstrated to clearly outweigh the harm to natural assets where proposals are likely to have an unavoidable significant adverse effect, directly, indirectly or cumulatively, on any of the following proposals which are likely to have a significant adverse effect, directly, indirectly or cumulatively, on any of the following:</del> <ol style="list-style-type: none"> <li>i. the special qualities of the Shropshire Hills AONB;</li> <li>ii. locally designated biodiversity and geological sites;</li> <li>iii. priority species;</li> <li>iv. priority habitats</li> <li>v. important woodlands,</li> <li>vi. ecological networks</li> <li>vii. geological assets;</li> <li>viii. visual amenity;</li> <li>ix. landscape character and local distinctiveness.</li> </ol> <p><del>In these circumstances a hierarchy of mitigation then compensation measures will be sought. will only be permitted if it can be clearly demonstrated that:</del></p> <p><u>a) there is no satisfactory alternative means of avoiding such impacts through re-design or by re-locating on an alternative</u></p> </li> </ol>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>site and;</u>  <u>b) the social or economic benefits of the proposal outweigh the harm to the asset.</u>  <u>In all cases, a hierarchy of mitigation then compensation measures will be sought.”</u></p>
MM68	66	MD12 Explanatory text Paragraph 4.115 onwards	<p><b>Insert new 5 new paragraphs after 4.115 to read:</b>  <u>“4.116 The Habitats Regulation Assessment (HRA) for the Plan identifies the potential for adverse effects on the integrity of a number of internationally designated sites. It also sets out the settlements where housing, employment uses or in the case of Ellesmere, leisure proposals, may cause such harm. The Plan HRA then also identifies the mitigation measures necessary to remove the harm.</u>  <u>4.117 However, other development may have an adverse effect on the integrity of an internationally designated site. Where Shropshire Council identifies the potential for such an effect, a project-level HRA will be needed and applicants will be required to supply appropriate information to enable the Council to complete this.”</u>  <u>4.118 Where a project-level HRA shows that development may have an adverse effect on the integrity of an internationally designated site, permission will be refused if this cannot be avoided or fully mitigated.</u>  <u>4.119 Project-level mitigation measures may include; phasing development to allow time for infrastructure improvements to be put in place; increasing the amount of semi-natural open space to provide alternative informal recreation opportunities in line with Policy MD2 or developer contributions towards remedial actions identified in the management or action plan for the designated site or in the Place Plan for the area, e.g. visitor management measures, water management measures as set out in CS18 and implementing the highest standards of design as required by CS6.</u>  <u>4.120 Mitigation measures to remove the adverse effects of development on the integrity of the River Clun SAC will be identified once the Nutrient Management Plan has been completed by Natural England and the Environment Agency (due 2014). The subsequent Action Plan will set out those measures for which developer contributions may be required and these will be reflected in the relevant Place Plans.”</u></p>
MM69	68	MD12: Explanatory text Paragraph 4.128	<p><b>Amend paragraph 4.128 to read:</b>  <u>4.128 The Shropshire Landscape Character Assessment and Historic Landscape Characterisation provide information on the locally distinctive features which combine to produce the characteristic landscapes of Shropshire. Historic landscapes make an important and distinct contribution to landscape character and their significance and setting should be taken into account when assessing the impact of development proposals in accordance with MD13. The Shropshire Hills AONB Management Plan provides information on the valued</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			characteristics which comprise the landscape of the designated area
MM70	68	MD12 Explanatory text Paragraph	<b>Insert new paragraph after 4.128 to read:</b> <u>“The planning system should protect and enhance soils. Some of the most significant impacts on soils occur as a result of construction activity. A Code of Practice has been developed by Defra to assist anyone involved in the construction sector to better protect the soil resources with which they work and in so doing, minimise the risk of environmental harm such as excessive run-off and flooding. The aim is to achieve positive outcomes such as cost savings, successful landscaping and enhanced amenity whilst maintaining a healthy natural environment. The protection of best and most versatile soils is covered by Policy CS6.”</u>
MM71	70	MD12 Delivery and Monitoring of Policy	<b>Amend text in Delivery and Monitoring of Policy box to read</b> <ul style="list-style-type: none"> <li>• “Progress against programmes and projects identified in the Implementation Plan, including developer contributions.</li> <li>• <u>The number of applications on or adjacent to core areas or corridors and stepping stones of the Environmental Network annually.</u></li> <li>• <u>The number of Tree Preservation Orders made in response to development proposals annually.</u></li> <li>• <u>The length of important hedges lost or gained through development annually.</u></li> <li>• <u>The area of woodland lost or gained through development annually.”</u></li> </ul>
MM72	70-71	MD13 Policy wording	<b>Amend text in policy MD13 to read:</b> <p>“In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire’s heritage assets will be <u>protected</u>, conserved, sympathetically enhanced and restored by:</p> <ol style="list-style-type: none"> <li>1. <u>Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.</u></li> <li>2. Ensuring that proposals which are likely to <del>either directly or indirectly</del> affect the significance of a <u>designated or non-designated</u> heritage asset, including its setting, are accompanied by a Heritage Assessment, <u>including a qualitative visual assessment where appropriate.</u></li> <li>3. Ensuring that <del>the social or economic benefits of a development can be demonstrated to clearly outweigh any proposals which are likely to have an adverse effects on the significance of a non-designated heritage asset, or including</del> its setting, <u>will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, taking into account the degree of harm or loss of significance to the asset including its setting, the importance of the asset</u></li> </ol>



Ref	Page	Policy/ Paragraph	Main Modification
			<p>and any potential beneficial use <del>of the asset</del> <u>will be taken into account</u>. Where such proposals are permitted, measures to <del>offset mitigate</del> and record the loss of significance to the heritage asset <u>including its setting</u> and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.”</p>
MM73	71-72	MD13 Explanatory text All paragraphs except 4.135 and 4.141	<p><b>Amend text to read</b></p> <p>4.132 Whilst this policy is closely related to sustainable design (CS6 and MD2) and the conservation of Shropshire's natural environment (CS17 and MD12) it sets out specific guidance on the protection of Shropshire's historic environment, including the requirements that need to be met for those development proposals which are likely to have <del>either direct or indirect</del> <u>an</u> impact on the significance, including the setting, of a heritage asset;</p> <p>4.133 Heritage assets are buildings, monuments, sites, places, areas or landscapes <del>which have a degree of significance and heritage interest</del> that merit consideration as part of the planning process. The term includes all designated <u>and non-designated assets</u>. <u>Designated assets comprise namely</u> Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields <u>and</u> Scheduled Ancient Monuments, <del>and nationally protected landscapes such as Areas of Outstanding Natural Beauty</del>.</p> <p>4.134 <del>Shropshire had a wide range of</del> Non-designated heritage assets <del>such as</del> <u>include</u> structures, features or deposits with archaeological interest, historic buildings, historic farmsteads, the historic character of the landscape as expressed in the patterns of fields, woods and heathlands and the <u>locally distinctive</u> character of settlements. The latter includes locally derived building materials and the distinctive forms, details and design of buildings. <u>Policy MD2 requires new development to respect, enhance or restore the historic context of buildings</u>. <del>The Local Authority will use the Shropshire Historic Environment Record and other information to identify</del> <u>sets out Shropshire's</u> non-designated heritage assets.</p> <p>4.135 No change</p> <p>4.136 (ii) where development proposals can be justified in terms of public benefits which outweigh the harm to the historic environment, provide <del>off setting</del> <u>mitigation</u> measures for any loss of significance to the affected heritage asset, including the setting;</p> <p>4.137 In order that the degree of impact of a development proposal can be fully assessed it is essential that the significance of heritage assets <del>including their or the setting</del>, is fully understood. A Heritage Assessment is therefore required for any development proposal which <del>is</del> <u>are</u> likely to <del>either directly or indirectly affect the character of setting of</del> <u>significance of</u> a heritage asset, <u>including its setting</u>. Where necessary, <u>the Heritage Assessment should include a</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>qualitative visual assessment to show how the proposal affects the heritage significance of its surroundings. Heritage Assessments will be needed for This includes any proposals within or affecting; the historic core of a settlement; a Conservation Area; a Listed Building; a Scheduled Ancient Monument; a World Heritage Site; or a Registered Park and Garden; Registered Battlefield and all non-designated heritage assets. Further guidance on when a Heritage Assessment is required is set out in the Historic Environment SPD:</u></p> <p>4.138 The <u>Historic Environment SPD</u> also sets out the level of detail that should be provided in a Heritage Assessment. .... For assets with archaeological interest this may include a desk-based assessment and where necessary, a field evaluation <u>carried out by an appropriate professional.</u></p> <p>4.139 ....Proposals adversely affecting either the significance or setting of <del>designated or non-designated</del> heritage assets will therefore be rejected unless the harm to the significance of the asset is outweighed by the public benefits of the proposal <del>and there are no satisfactory alternatives</del></p> <p>4.140 Where the public benefits of a proposal are deemed to outweigh the loss of significance, measures to <del>offset</del> <u>mitigate</u> the loss will be required. These may include <u>but are not limited to,</u> design or landscaping measures (in accordance with MD2) and/or the use of appropriate building materials or construction methods. .... Further guidance on <del>offsetting</del> <u>mitigation</u> measures and the recording of heritage assets is provided within the Historic Environment SPD;</p>
MM74	73	MD13 Delivery and monitoring of policy	<p><b>Amend text in Delivery and Monitoring box to read:</b></p> <ul style="list-style-type: none"> <li>• <del>“Number of heritage features whose significance is adversely affected through development (as and when information is available and working with English Heritage):</del></li> <li>• <u>The number of heritage assets at risk, compared with the 2012-13 baseline;</u></li> <li>• <u>The number of reports produced in response to development proposals that are integrated to the Historic Environment Record on an annual basis;”</u></li> </ul>
MM75	75	MD14 explanatory text paragraph 4.142	<p><b>Amend paragraph 4.142 to read:</b></p> <p><del>“... Since waste policy is not explicitly addressed in the National Planning Policy Framework (NPPF), national policy guidance is intended to be provided in updated guidance entitled ‘Planning for Sustainable Waste Management,’ a draft of which was published for consultation in September 2013 given by National Planning Policy for Waste (October 2014).”</del></p>
MM76	76	MD14 Paragraph 4.146	<p><b>Add after first sentence of 4.146:</b></p> <p><u>“Any waste or digestate storage tanks shall be above ground, or where this is not feasible or practicable, proposals should demonstrate that tank bases are an appropriate distance</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>above the seasonal water table. Further guidance is available in the Environment Agency policy 'Groundwater protection: Principles and practice' (commonly referred to as GP3)."</p> <p><b>Amend last sentence of paragraph 4.146 to read:</b>  <u>"Where development is also subject to approval under pollution control regimes, Shropshire Council will continue to work closely with the Environment Agency to manage potential odour and noise impacts where detailed assessment may be required."</u></p>
MM77	77	MD14: Delivery and Monitoring of policy	<p><b>Amend Monitoring Indicator to read:</b>  <del>"Available waste recycling and recovery capacity in Shropshire</del> <u>The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria."</u></p>
MM78	77	Policy MD15(2ii)	<p><b>Amend MD15(2ii) to read:</b>  <del>"Demonstrate to the satisfaction of the WPA that the there is a need for the facility outweighs any adverse environmental impacts which the proposal is likely to cause;"</del></p>
MM79	79	MD15: Delivery and Monitoring of policy	<p><b>Add additional Monitoring Indicator to read:</b></p> <ul style="list-style-type: none"> <li>• <u>"The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria"</u></li> </ul>
MM80	80	MD16 paragraph 4.150	<p><b>Amend 5<sup>th</sup> sentence of paragraph 4.150 to read:</b>  <del>"The MSA boundaries and protected mineral transport and processing facilities is are illustrated in on the draft Proposals Policies Map and more detailed information is available on an 'interactive' mineral safeguarding map which is available on the Council's website."</del></p>
MM81	81	MD16 paragraph 4.151	<p><b>Amend paragraph 4.151 (iii) to read:</b>  applications that are in accordance with the development plan and site allocations where the assessment of site options took account of potential mineral sterilisation and determined that prior extraction was not required;</p> <p><b>Amend paragraph 4.151 (xi) to read:</b>  <del>applications where there are overriding factors which in the for development of national, regional or local interest must be satisfied</del> <u>significance which outweighs the value of the mineral;</u></p>
MM82	81	MD16 paragraph 4.151	<p><b>Delete paragraph 4.151 (xii)</b>  <del>"xii. applications where further evidence is presented to the MPA which confirms that the area of resource affected would not be economic to work."</del></p>
MM83	82	MD16: Delivery and Monitoring of policy	<p><b>Amend Monitoring Indicator to read:</b>  <del>"Applications accompanied by a Mineral Assessment</del> <u>The number of applications refused due to the impact on safeguarded mineral resources and infrastructure"</u></p>
MM84	83	Schedule MD17(1viii)	<p><b>Amend MD17(1viii) to read:</b>  <u>"Evidence of the quantity and quality of mineral and the extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			use of high quality materials;
MM85	83	Schedule MD17(1)	<b>Amend MD17 (1) to include:</b> “ix. <u>Protecting, conserving and enhancing the significance of heritage assets including archaeology.</u> ”
MM86	83	Schedule MD17(1)	<b>Amend last sentence of MD17(1) to read:</b> “Where necessary, output restrictions may be imposed <u>agreed with the operator</u> to make a development proposal environmentally acceptable;”
MM87	83	Schedule MD17(5)	<b>Amend MD17(5) to read:</b> “ <u>Sustainable proposals for the working of building stone will be supported, and a flexible approach will be adopted to the duration of planning consents for very small scale, intermittent but long term or temporary working to workproduce</u> locally distinctive building and roofing stone consistent with the objectives of Policy MD2;”
MM88	84	MD17 Paragraph 4.155	<b>Add to the end of existing paragraph 4.155:</b> “ <u>Mineral working has the potential to impact on both groundwater and surface water as a result of removal of materials, de-watering activities and restoration activities. It is important that these aspects are fully considered at an early stage and applications should be accompanied by a hydro-geological risk assessment to assess the potential impacts of the proposal on environmental features supported by groundwater, for example, wetlands, watercourses, ponds or existing water supplies. A programme of groundwater level monitoring should commence well in advance of the submission of a planning application in order to inform the risk assessment. The assessment must consider whether potential impacts are deemed acceptable and/or can be appropriately managed through avoidance or mitigation measures. A Scheme of Working based upon the HRA and groundwater level monitoring results should be submitted with any planning application. A ‘water features survey’ will also be required to identify environmental features and may require the installation of monitoring infrastructure and implementation of a long term monitoring programme for the water environment.</u> ”
MM89	84	MD17 New paragraph after 4.156	<b>Insert new paragraph after 4.155:</b> “ <u>Minerals are a finite resource and applications should be accompanied by appropriate evidence, collected through a professionally undertaken programme of drilling and mineral assessment, to demonstrate the quantity &amp; quality of mineral;</u> ”
MM90	85	MD17 Paragraph 4.156	<b>Add a further sentence to the end of 4.156:</b> “ <u>The restoration of mineral sites can make a positive contribution to the objectives of the Water Framework Directive by helping to achieve good ecological status by 2027 and supporting multi-functionality in after use schemes including environmental enhancements such as flood management and biodiversity benefits from wet washland attenuation.</u> ”
MM91	85	MD17:	<b>Amend Monitoring Indicator to read:</b>

Ref	Page	Policy/ Paragraph	Main Modification
		Delivery and Monitoring of policy	<del>The production of primary, land-won aggregates</del> <u>The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria;</u>
MM92	86	S1.1(3) Albrighton	<b>Amend text from Policy S1.1 Point 3 to read:</b> “1. Land to the east of site ALB002 is safeguarded for the village’s long-term development needs. Only development which would <del>otherwise be acceptable in the Green Belt and which would not</del> prejudice the potential future use of this land to meet Albrighton’s longer term development needs will be acceptable on the safeguarded land during the plan period.”
MM93a	86-87 88	S1 Albrighton Schedule S1.1 a ALB003 Paragraph 5.5	<b>Amend text to read:</b> “Development to deliver housing that is <u>capable of occupation by appropriate for people of retirement age by meeting ‘lifetime homes’ standards.</u> A high proportion of the <del>development should be</del> one and two-bed units <u>is sought within the development.</u> Development proposals should respect and enhance the character <u>and significance</u> of the <u>Conservation Area</u> and its setting, and provide an attractive pedestrian route between the High Street and Garridge Close. Vehicular access should accord with the ‘Manual for Streets’ concept of shared streets with very low vehicular speeds.” Amend para 5.5 accordingly to read: “site ALB003 at Whiteacres (site ALB2a in the Albrighton Plan) is identified <u>as being capable of meeting the housing requirements of for housing for people of retirement age and should therefore include a mix of housing designed to be attractive for the 55-75 and or 75+ age groups rather than general family or executive housing and meet ‘lifetime homes’ standards.</u> ”
MM94	87	S1 Albrighton Schedule S1.1a ALB002	<b>Amend text to read:</b> “The provision of affordable housing as part of the development should have particular emphasis on intermediate affordable housing for local needs, assisting any innovative forms of community-led provision as appropriate. Amongst the market housing, a <del>high-proportion should be</del> of one or two bed units <u>will be sought.</u> ”
MM95	90	S2 Bishop’s Castle Town (point 5)	<b>Amend point 5 of policy wording to read:</b> 5. “ <del>All development in Bishop’s Castle must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and any agreed management strategy for the river catchment.</del> <u>Mitigation measures will be required to remove the adverse effects of development in Bishop’s Castle on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.</u> ”
MM96	92	Paragraph	<b>Insert new paragraph to explanatory text after 5.16 to</b>

Ref	Page	Policy/ Paragraph	Main Modification
		5.16	<b>read:</b> <u>“The Plan HRA indicates that development in Bishop’s Castle may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.”</u>
MM97	92	S2.2 Bishop’s Castle: Community Hub and Cluster Settlements Policy	<b>Insert new paragraph at end of Community Hub and Cluster policy</b> <u>“Mitigation measures will be required to remove the adverse effects from development in the Bishop’s Castle area on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.”</u>
MM98	93	S2.2 (i) Bucknell Policy	<b>Delete text:</b> <del>“All development in Bucknell Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and agreed management strategy for the river catchment.”</del>
MM99	94	S2.2 (iii)	<b>Amend text of paragraphs 1 and 2 of Clun policy to read:</b> “Clun is a community hub with a housing guideline of 70 new dwellings over the period to 2026. This development will be delivered through the allocation of a single large site located on the eastern edge of the town close to the existing services including the surgery and business park. The single allocation <u>CLUN002</u> is expected to deliver <del>the majority of the housing development and a</del> <u>minimum of 60 dwellings</u> to provide a sustainable mix of housing types and sizes to meet the local needs for affordable and family housing. The balance of development <u>up to a maximum of 10 dwellings</u> will be delivered through opportunities for small scale development on windfall sites within the existing development boundary. <del>Windfall development on small sites will be permitted within the development boundary to deliver an allowance of around 10 dwellings or to balance the level of development on CLUN002 to deliver the housing requirement for the town.</del> <u>The management of windfall development in the town will respect the historic character of the settlement and the constraints imposed on the development potential of the town by the historic, narrow and restricted street pattern”.</u>
MM100	94	S2.2 (iii) Clun Policy	<b>Delete text</b> <del>“All development in Clun Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and the agreed management strategy for the river catchment.”</del>
MM101	94	S2.2 (iii)	<b>Amend text of development guidelines to (CLUN002) to</b>

Ref	Page	Policy/ Paragraph	Main Modification
		Development Guidelines CLUN002	<p><b>read:</b>  “Development to deliver <del>around a minimum of 60</del> dwellings <del>subject to the capacity of the site to</del> <u>on a site area with the capacity to</u> deliver an appropriate mix, layout and design of housing and acceptable landscaping and open space provision....”</p> <p>Insert text at the end of the Development Guidelines to read:  <u>“There is a need for a specific Flood Risk Assessment to determine whether the development can be delivered within the Flood Zone 1 area on the proposed site. This assessment should investigate the need to reposition the eastern boundary of the site to accommodate the proposed scale of development”</u>.</p> <p>Amend the site dwellings ‘Provision’ to read: “60 +”</p>
MM102	95	S2.2 (iv)	<p><b>Amend text of paragraph 2 of Lydbury North policy to read:</b>  “Site LYD009 has frontage highway access directly onto the B4385 <u>and is expected to be developed independently from the adjoining allocations at LYD007 and LYD008”</u></p>
MM103	95	S2.2 (iv)	<p><b>Insert text to paragraph 2 of Lydbury North policy to read:</b>  “Sites LYD007, LYD008 and LYD011 are served by local access roads which form a cross roads junction with the B4385 immediately to the west of LYD009. <u>Sites LYD007, LYD008, LYD009 lie over a culverted watercourse and potential blockages may result in the backing up of discharge upstream with particular impact on site LYD011. A specific Flood Risk Assessment will be required to determine the scale of this effect. The highway and junction configurations and....”</u></p>
MM104	95	S2.2 (iv) Lydbury North Policy Policy	<p><b>Delete text</b>  <del>All development in Lydbury North Parish must have regard to the conservation targets for the River Clun catchment as set out in the nutrient management plan and agreed management strategy for the river catchment.</del></p>
MM105	95	S2.2 (iv) Lydbury North Policy	<p><b>Insert text to read:</b>  “Development will <del>respect</del> <u>protect, conserve and enhance</u> the character of the village and its heritage assets, <u>their significance and setting</u>, particularly within the central Conservation Area...”</p>
MM106	96	S2.2 (iv)	<p><b>Amend the development guidelines to Lydbury North policy for LYD009 to read:</b>  “Brownfield redevelopment opportunity on an under used and visually intrusive former garage site <del>which includes</del> <u>including</u> an existing residential bungalow <u>which is expected to remain on the site. ....</u>The site could accommodate <del>around 3</del> <u>2</u> new dwellings subject to dwelling type and size <u>and the impacts of a covenant affecting part of the site. The existing bungalow also affords the opportunity for a replacement dwelling to increase the overall site capacity to 4 dwellings.</u>”</p> <p>Reduce the site dwellings ‘Provision’ to read: <del>3</del> <u>2</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM107	97	S2.2 (vi) Abcot, Cluster Policy	<b>Delete text</b> “All development in Clungunford Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and agreed management strategy for the river catchment.”
MM108	98	Paragraph 5.18	<b>Insert new paragraph to explanatory text after 5.18:</b> “The Plan HRA indicates that development in the <u>Community Hubs of Bucknell, Clun, Lydbury North, and the Community Cluster of Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)</u> may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.”
MM109	99	S2.3 Area wide policy and other allocations policy	<b>Insert and delete text</b> “1. The River Clun Special Area of Conservation (SAC) will be protected by ensuring that all development in the River Clun catchment, including in the town of Bishop’s Castle, clearly demonstrates that it will not adversely affect the integrity of the SAC. New development must incorporate measures to protect the SAC. These includes phasing development appropriately to take account of infrastructure improvements, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18 and the guidance in the Sustainable Design SPD and the Water Management SPD. <u>Mitigation measures will be required to remove the adverse effects from development in the Bishop’s Castle area on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.</u> ”
MM110	99- 100	Paragraphs 5.20 and 5.21	<b>Delete paragraphs 5.20 and 5.21 and insert new paragraph 5.20</b> 5.20 Much of the south-western part of the Bishop’s Castle area is in the river Clun catchment. Part of the river Clun is a Special Area of Conservation (SAC) which is afforded the highest levels of protection under the Conservation of Habitats and Species Regulations 2010 (as amended – the Habitats Regulations) and the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (Habitats Directive). Although the river is an important environmental asset, the particular feature for which the SAC is notified is the Freshwater Pearl Mussel. The SAC is currently assessed as being in an unfavourable condition for a number of reasons, including high levels of silt and nutrients (particularly Nitrogen and phosphate) which affect the health of the pearl mussel population. Natural England and the Environment Agency are producing the River Clun SAC



Ref	Page	Policy/ Paragraph	Main Modification
			<p>Nutrient Management Plan (NMP), due to be published by April 2014. The aim of the NMP is to provide a long term, whole catchment view of the options that will be required to restore the River Clun SAC to favourable condition;</p> <p>5.21 Whilst this integrated catchment approach is important, ensuring a wide range of measures are employed to reduce nutrient loads, it is vital that new development contributes positively alongside wider land management measures. In accordance with Policy CS18, new development must contribute to sustainable water management, by enhancing and protecting water quality and ensuring there is adequate water infrastructure in place to serve the proposed development. New development must be phased appropriately to take account of improvements to infrastructure and apply the highest standards of sustainable design in accordance with CS6 and MD2. In addition, a Habitat Regulation Assessment must be carried out by the LPA for any new development within the Clun catchment and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the River Clun SAC will not be granted planning permission;</p> <p>5.20 The Plan HRA indicates that development in the <u>Bishop's Castle area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.</u></p>
MM111	100	S3.1 (2)	<p><b>Amend S3.1 (2) to read:</b>  “Around 1,400 homes <u>dwellings</u> and around <del>49</del> <u>13</u> hectares of employment land with <u>6.6</u> hectares to relocate the existing <u>Livestock Market</u> will be delivered in Bridgnorth on a mix of windfall and allocated sites...”</p>
MM113	102	S3.1, Schedule S3.1b	<p><b>Amend the development guidelines for Bridgnorth employment site ELR011b to read:</b>  “Allocated for the relocation of the existing livestock market together with its existing <u>or alternative</u> ancillary uses only. Suitable landscaping and woodland planting will be provided along the site edge”</p>
MM114	102	S3.1, Schedule S3.1b	<p><b>Amend the development guidelines for Bridgnorth employment site WO39 to read:</b>  “<u>A specific Flood Risk Assessment will be required to investigate surface water flow paths within the site with the objective of implementing appropriate surface water management measures to keep the affected areas in open use</u>”.</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM115	102 - 3	S3.1 Paragraph 5.27	<b>Amend paragraph 5.27 to S3.1 to read:</b> “To this end existing employment land will be safeguarded and supplemented by the provision of <del>an additional 19</del> <u>around 13</u> hectares of developable land to encourage a wide range of local employment opportunities including the remaining land at Chartwell Business park (4.6ha after excluding the permitted retail uses on the western half of the site) with land at Old Worcester Road (1.5ha) for waste management development and Land South of the A458 for a new business park / industrial estate (6.7ha). <del>to relocate</del> <u>In addition, further land has been made available south of the A458 for the relocation of the existing livestock market (6.6ha) from its current site.</u> ”
MM117	108	S4.1 (5) Broseley Development Strategy	<b>Amend text of paragraph 5 of Broseley town policy to read:</b> 5. Tourist related development will be supported where it enhances an existing business on the same site, offers a conservation gain by restoring or improving the sustainable use of <u>a heritage asset feature in accordance with MD13</u> , or creates a new tourism related business on a suitable infill or brownfield site.
MM118	108	S4 Schedule S4.1b: Employment sites	<b>Amend developer guidelines to read:</b> “The following site is allocated for employment-related development: for small scale office, workshop and light industrial uses (B1 use class) with access directly off Avenue Road. <u>Development is subject to the completion of an archaeological assessment and appropriate mitigation measures as required, and the layout and design must respect the character and significance of the Conservation Area.</u> ”
MM119	109	Para 5.41 / 5.45	<b>Amendment to paragraph 5.41 and deletion of 5.45 to read:</b> “5.41 The same approach is used here through a policy cross-link to the Broseley Town Plan map, which identifies local <u>valued</u> green spaces. The Town Plan and accompanying map was the subject of detailed public consultation over 2013 by the Broseley Town Council. <del>5.45 The local community has identified Local Green Spaces through its Town Plan. These are formally designated in this SAMDev Plan to be protected from development in accordance with NPPF paragraphs 76-78. Inappropriate development in this context refers to any development that reduces the openness of the identified Local Green Spaces;”</del> ”
MM120	110	S5.1(3): Church Stretton Development Strategy	<b>Delete paragraph 5.1(3) from policy:</b> <del>3. Further to Policy MD3, the release of further greenfield land for housing will be focused to the east of the A49 on sustainable sites adjoining the development boundary.</del>
MM121	111- 112	Schedule 5.1a:	<b>Amend development guidelines to read:</b> CSTR018 -

Ref	Page	Policy/ Paragraph	Main Modification
		Allocated Housing Sites (CSTR018 and CSTR019) and 5.1b: Employment Sites (ELR078)	<p>“Development must be carefully designed to take account of a <u>specific Flood Risk Assessment to determine the developable area of the site and groundwater Source Protection Zones (SPZ) 1 and 2, in consultation with the Environment Agency...</u>”</p> <p>CSTR019 -  “...The design and layout of development must have regard to the setting of the Conservation Area. <u>A site specific Flood Risk Assessment must also be carried out to confirm residual risk arising from the watercourse on the site’s northern boundary.</u>”</p> <p>ELR078-  “...The design and layout of development will need to satisfactorily address topographical, drainage and flood risk issues <u>to be investigated through a specific Flood Risk Assessment to determine the developable area of the site.</u>”</p>
MM122		S5 Church Stretton: Explanatory text.	<p><b>Amend 2<sup>nd</sup> paragraph of explanation to read:</b>  The town lies entirely within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) as does much of the remainder of the Church Stretton area. To the west of the town, the Long Mynd is a Site of Special Scientific Interest and <u>the Town Council’s Coppice Leasowes Local Nature Reserve is situated to either side of the A49 just north of the town centre. There are Scheduled Ancient Monuments at Nover’s Hill to the north and Brockhurst to the south.</u></p>
MM123	117	S6.2(ii) Kinlet, Button Bridge, Button Oak	<p><b>Addition to paragraph to read:</b>  “... with housing guidelines of around 5 additional dwellings in Button Bridge, and 5 in Button Oak, over the period to 2026. <u>There is no public sewer system in Kinlet and so any development will need to be served by private sewer network and a package treatment plant in agreement with the relevant utility provider.</u>”</p>
MM124	120	S7.1 (5)	<p><b>Amend S7.1 (5) to read</b>  “...Development proposals will be required to satisfy the requirements of Policies <u>CS6, CS13, CS14, CS15, CS16, CS17, MD2, MD3, MD4, MD10a, MD10b, and MD11, MD12 and MD13 as appropriate</u>”.</p>
MM125	121	S7.1 Schedule 7.1a CRAV002	<p><b>Insert text to Development guidelines to read:</b>  “<u>Development is also subject to the completion of an archaeological assessment and appropriate mitigation measures as required.</u>”</p>
MM126a	121	S7.1 Schedule S7.1a CRAV002	<p><b>Amend development guidelines for S7.1 site CRAV002 to read:</b>  “Allocation of an exception site for affordable housing to satisfy the objectives of Policy CS11. CRAV002 is expected to provide a mix of dwelling types to accommodate local needs and to improve affordable housing provision in the town. The site requires <u>strategic significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB</u> <del>help to enclose the development from views within the AONB to the west and</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
			should accommodate the route of the Shropshire Way.” Provision should read: “ <u>25 EXCEPTION SITE</u> ”
MM127	121	S7.1 Schedule 7.1a CRAV003 & CRAV009	<b>Amend development guidelines for S7.1 sites CRAV003 and CRAV009 to read:</b> “CRAV003 is the larger site ( <del>200 dwellings</del> ) with frontage to Watling Street and will <del>provide vehicular access to CRAV009 (35 dwellings)</del> be developed in conjunction with the adjoining site CRAV009 situated to the rear <u>to provide up to a total of 235 dwellings</u> . These <u>combined sites</u> require strategic landscaping to screen them from views within the AONB and proposals should conserve the mature trees within the site. <del>The site</del> <u>These two sites</u> will require an appropriate scheme for surface water drainage to accommodate runoff from the estate lands to the west. <u>This will necessitate the exclusive use of site CRAV009 for surface water attenuation measures as part of the masterplanning and structural landscaping to facilitate flood storage and discharge/ infiltration</u> . This <u>masterplanning may also facilitate pedestrian and emergency vehicular access into the adjoining Craven Arms Business Park to the north</u> . The development is required to...”
MM128a	121	S7.1 Schedule 7.1a CRAV003 & CRAV009	<b>Further amend development guidelines for S7.1 sites CRAV003 and CRAV009 to read:</b> “These <u>combined sites</u> require <del>strategic landscaping to screen them from views within the AONB and significant landscaping to help to enclose the development from views within the</del> <u>ensure the development conserves the landscape and scenic beauty of the surrounding AONB the developments from views within the AONB</u> . and <del>t</del> The proposals should conserve the mature trees within the site. ”
MM129a	121 - 2	S7.1 Schedule 7.1a CRAV004 & CRAV010	<b>Amend development guidelines for S7.1 sites CRAV004 and CRAV010 to read:</b> Site CRAV004 (35 dwellings) is in an elevated position and <del>must be screened from views within the AONB will require significant landscaping to help enclose the development from views within the AONB</del> <u>ensure the development conserves the landscape and scenic beauty of the surrounding AONB</u> . The development of the adjoining...
MM130a	122	S7.1 Schedule S7.1a CRAV030	<b>Further amend development guidelines for S7.1 site CRAV030 to read:</b> “Redevelopment and conversion of the farmstead must respect the architectural value of the buildings, and conserve the setting of the listed Lodge. <u>Development is also subject to the completion of an archaeological assessment and appropriate mitigation measures as required</u> . <u>Development of this land must also provide sufficient-significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB</u> <del>enclose the development from views within the AONB.</del> ”
MM131a	123	S7.1 Schedule S7.1a	<b>Amend development guidelines for S7.1 site CRAV055 to read:</b> “Allocation for offices, industrial and warehousing (use

Ref	Page	Policy/ Paragraph	Main Modification
		CRAV055	<p>classes B1, B2, B8 and appropriate sui generis uses). This site is required to accommodate in part, the proposed new strategic highway junction on the A49 <u>and to help address access issues around the Long Lane level crossing</u>. This site might also afford the opportunity to accommodate other existing employment uses from Corvedale Road.</p> <p>Development of this site should provide services capable of supporting employment development including the provision of the strategic highway junction with the A49 trunk road (in conjunction with site ELR053) and a commercial standard electricity supply. The proposed employment site requires investigation of the ecological and archaeological value of the land and appropriate schemes for surface water and highway drainage <u>and sufficient significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB</u> <del>enclose the development from views within the AONB.</del></p>
MM132	126	S7.2 Cluster Development Strategy Policy	<p><b>Insert text</b></p> <p><u>“For those parts of the Craven Arms area in the river Clun catchment, mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.”</u></p>
MM133	126	S7.2 (i) Aston on Clun Cluster Policy	<p><b>Delete text</b></p> <p><del>“The River Clun Special Area of Conservation (SAC) will be protected by ensuring that all development in the River Clun catchment, including in Hopesay Parish, clearly demonstrates that it will not adversely affect the integrity of the SAC. New development must incorporate measures to protect the SAC. These includes phasing development appropriately to take account of infrastructure improvements, particularly waste water infrastructure and applying the highest standards of design, in accordance with Policies CS6 and CS18 and the guidance in the Sustainable Design SPD and the Water Management SPD”</del></p>
MM136	127	Paragraph 5.78	<p><b>Insert new paragraph after 5.78 to read:</b></p> <p><u>“The Plan HRA indicates that development in the Community Cluster of Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End Rowton and Round Oak may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.”</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM138	128	Policy S7.3 (i) Area wide policies	<p><b>Insert text to read:</b>  <u>“For those parts of the Craven Arms area in the river Clun catchment, mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.”</u></p>
MM139	128	S7 Craven Arms Policy S7.3 (i) Area wide policies explanatory text	<p><b>Delete paragraphs 5.80 and 5.81 and insert new paragraph 5.80.</b>  <del>5.80 “Some of the western part of the Craven Arms area is in the river Clun catchment. Part of the river Clun is a Special Area of Conservation (SAC) which is afforded the highest levels of protection under the Conservation of Habitats and Species Regulations 2010 (as amended—the Habitats Regulations) and the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (Habitats Directive). Although the river is an important environmental asset, the particular feature for which the SAC is notified is the Freshwater Pearl Mussel. The SAC is currently assessed as being in an unfavourable condition for a number of reasons, including high levels of silt and nutrients (particularly Nitrogen and phosphate) which affect the health of the pearl mussel population. Natural England and the Environment Agency are producing the River Clun SAC Nutrient Management Plan (NMP), due to be published by April 2014. The aim of the NMP is to provide a long term, whole catchment view of the options that will be required to restore the River Clun SAC to favourable condition;</del>  <del>5.81 Whilst this integrated catchment approach is important, ensuring a wide range of measures are employed to reduce nutrient loads, it is vital that new development contributes positively alongside wider land management measures. In accordance with Policy CS18, new development must contribute to sustainable water management, by enhancing and protecting water quality and ensuring there is adequate water infrastructure in place to serve the proposed development. New development must be phased appropriately to take account of improvements to infrastructure and apply the highest standards of sustainable design in accordance with CS6 and MD2. In addition, a Habitat Regulation Assessment must be carried out by the LPA for any new development within the Clun catchment and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the River Clun SAC will not be granted planning permission.</del>  5.80 <u>“The Plan HRA indicates that development in some parts of the Craven Arms area may adversely affect the integrity of the River Clun SAC. Mitigation measures are</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.”
MM140	129	S8.1 Ellesmere	<b>Insert and delete text</b> 5. <del>Ellesmere lies within the West Midlands Meres and Mosses RAMSAR area. All development in Ellesmere must demonstrate that it will not adversely affect the component SSSI's included in the RAMSAR site and their enhancement will be encouraged. Housing development will need to demonstrate that no significant increase in recreational pressure will result to these internationally protected sites through a Habitat Regulation Assessment; Mitigation measures will be required to remove any adverse effects from development in Ellesmere on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.</del>
MM141	130	Schedule S8.1a ELL003a	<b>Amend first paragraph of development guidelines to read:</b> “Appropriate impact assessments where necessary, satisfactory access, layout and design. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003b), <u>including adopting a sequential approach to ensure that more vulnerable uses occupy areas of lowest flood risk, and the character, setting and significance of the Conservation Area will be protected and conserved</u> whilst retaining and enhancing existing ecological features;”
MM142	130	S8 Ellesmere Schedule S8.1a Housing sites ELL003a	<b>Delete text:</b> “ <del>The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of a Natura 2000 site. The HRA will need to predict visitor numbers to Cole Mere and Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses from the proposal (alone and in combination). If a significant increase in visitor numbers is predicted it will be necessary to avoid or mitigate for this impact. This may be through provision of a ‘Country Park’ in accordance with Policy MD2 and/or contributions to visitor management measures at the RAMSAR sites.</del> ”
MM143	130	Schedule S8.1b	<b>Amend Schedule S8.1b development guidelines to Site ELR075 Land off Grange Road by adding the following new text to the end:</b> “ <u>A specific Flood Risk Assessment is required to investigate the developable area of the site.</u> ”
MM144	131	Schedule S8.1c	<b>Amend the last sentence of the development guidelines for site ELL003b to read:</b> “Land allocation is for the purpose of leisure and tourism and comprising various related uses suitable for canalside rather

Ref	Page	Policy/ Paragraph	Main Modification
			than town centre, <del>including</del> such as hotel, marina, leisure centre, touring caravan and log cabin sites, and a garden centre;”
MM145	131-132	S8 Ellesmere Schedule 8.1c ELL003b	<b>Delete text from development guidelines for site ELL03b to read</b> <del>“The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of a Natura 2000 Site:”</del>
MM146	133	S8.1 Ellesmere Town Development Strategy Explanatory text	<b>Delete paragraph 5.88 and insert new paragraph 5.88:</b> 5.88 <del>“Natura 2000 sites surrounding Ellesmere could be adversely affected by changes in water levels due to abstraction, changes to surface water drainage, deterioration of water quality through pollution or inflow of sediment, atmospheric pollution and increased recreation. A Habitat Regulation Assessment must be carried out by the LPA for any new development within Ellesmere and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the Natura 2000 sites will not be granted planning permission.</del> <u>“The Plan HRA indicates that residential development in Ellesmere may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on these internationally designated sites. Measures are also required to remove adverse impacts on the water quality of the Cole Mere Ramsar site arising from leisure and tourism development. Mitigation will be in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment”</u>
MM147	133	S8.2 Hub and Cluster Settlements Policy wording	See <b>FMM3</b>
MM148	134	Policy S8.2(ii)	<b>Amend the development guidelines for site DUDH006 to read:</b> “Development is subject to satisfactory access, layout and design, suitable in principle for up to 29 dwellings including an existing consent for 9 homes. <u>The layout of the site will need to reflect the presence of a public sewer crossing the site.</u> ”
MM149	136	Policy S8.2 (vi)	<b>Amend the policy to read:</b> “The settlements of Welshampton and Lyneal are a Community Cluster where development by infilling, small groups of up to 5 houses and conversions may be acceptable on suitable sites within the development boundaries identified on the Policies Map, with housing guidelines of around 20 additional dwellings in Welshampton and 5 addition dwellings in Lyneal. All new development is subject to establishing adequate foul drainage and water supply. <u>Given the limited</u>



Ref	Page	Policy/ Paragraph	Main Modification
			<u>capacity at the wastewater treatment works, consideration should be given to the use of non mains sewerage incorporating septic tanks in any new development, in accordance with the Welsh Office Circular 10/99 Planning Requirement in respect of Non Mains Sewerage.</u>
MM150	136	Paragraph 5.90	See <b>FMM4</b>
MM151	136	S8.3 Area wide policies and other allocations policy	<b>Insert text</b> <u>2. Mitigation measures will be required to remove the adverse effects of development in the Ellesmere area on the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.</u>
MM152	137	Policy S8.3(ii)	<b>Amend the Wood Lane Quarry Extension Development Guidelines to read:</b> <u>'Further extension of the site is subject to the completion of a Habitats Regulations Assessment (HRA) Policies MD5a and MD12 and further assessment of the potential impact on nearby heritage assets</u>
MM153	137	paragraph 5.91	<b>Insert new paragraph before paragraph 5.91 to read:</b> <u>"The Plan HRA indicates that development in the Ellesmere area may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure and water quality impacts appropriately, on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment."</u>
MM154a	141	S10.1(6) Ludlow Development Strategy	<b>Amend policy paragraph to read:</b> <u>"6. All development should <del>protect, conserve restore and enhance</del> have regard to the setting and significance of the historic core of the town recognising the importance of Ludlow Castle as <del>an historic a-heritage</del> asset of national and international significance."</u>
MM155	142	S10 Schedule S10.1a Housing Sites (LUD017)	<b>Amend development guidelines to read:</b> <u>"Should include landscaping to take account of wider setting, provision of open space, contribution to pedestrian/cycle access over A49, if required, and to foot/cycle path to Eco Park."</u>
MM156		S11.1 Market Drayton Town policy	<b>Amend text to point 6 of policy to read:</b> <u>"6. New development must recognise the importance of safeguarding and where possible enhancing the landscape and historic character and amenity value of the Tern Valley and Shropshire Union Canal and expand and connect the town's environmental assets in accordance with Policy CS17."</u>
MM157	147-8	Schedule S11.1b	<b>Amend site title to read:</b> Sych Farm (Phase 2) <u>ELR023 / ELR024</u> <b>Amend Schedule S11.1b development guidelines for sites ELR023/024 to read:</b> <u>"...highway access and drainage / flood alleviation measures</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>requiring a specific Flood Risk Assessment to investigate flood risk across the site and the potential to adjust the site boundary to accommodate the proposed development within the developable area of the site.</u>
MM158	153	Policy S11.2 (viii)	<b>Delete Tyrley &amp; Woodseaves Community Cluster:</b> <del>“S11.2(viii) Tyrley, Woodseaves (Sutton Lane), Woodseaves (Sydnall Lane)  The settlements of Tyrley, Woodseaves (Sutton Lane) and Woodseaves (Sydnall Lane) are a Community Cluster providing limited future housing growth of approximately 10-15 dwellings over the period to 2026, to allow for small scale development which helps support local amenities. This will be delivered through infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A529</del>
MM159	156	Schedule S12a (MIN002/ MIN015)	<b>Amend development guidelines to read :</b> <b>“Mixed use development</b> New build housing is allocated, as part of a mixed use development, subject to it forming part of a comprehensive development scheme for the whole site which secures the appropriate re-use and conservation of historic <del>farm buildings</del> <u>farmstead and layout</u> at Hall Farm. Development, including dwelling capacity...”
MM160	157	Schedule S12a (MIN007)	<b>Amend development guidelines to read:</b> “The development will incorporate a buffer zone to the eastern boundary, appropriate landscaping and any other mitigation measures required to safeguard the adjoining SSSI. <u>Priority habitat should be created in the buffer zone to complement the adjacent SSSI habitat.</u> As part of the development...”
MM161	157	Schedule S12a (PBY018/29)	<b>Amend development guidelines to read:</b> “...The development should include provision for public parking and may require relocation of the existing nursery premises within the site. <u>Increased local affordable housing provision of up to 25% dependent on viability assessment will be sought to deliver additional community benefits.</u> ”
MM162	159	S12	<b>Amend explanatory text paragraph 5.122 to read :</b> “...The housing site at Hall Farm, part of mixed use proposal, provides an important opportunity to <del>enable</del> <u>realise</u> the enhancement of a site with a range of largely disused farm buildings, some of which have significant historic interest. The site also adjoins and forms part of the setting of the Grade II* listed Minsterley Hall. A primary aim of development on <del>this site would be</del> <u>Hall Farm, Minsterley and adjoining land is to secure the conservation of local heritage assets, including the historic farmstead layout (see also the Shropshire Historic Farmsteads Characterisation Project) on this site. New housing development will help to achieve this objective; with some land adjoining the existing buildings being allocated for housing to seek to enable this;</u> ”
MM163	164	Policy	<b>Amend Development Guidelines for Site OSW004 to read:</b>

Ref	Page	Policy/ Paragraph	Main Modification
		S14.1a: Site OSW004	<p>“Development subject to the access, layout <u>and landscaping and design</u> of the site <del>having</del> <u>securing high quality design and appropriate integration of development within the sensitive historic landscape. Development should demonstrate appropriate regard to the significance and setting of the Old Oswestry Hill Fort. A master plan is required for the development of the site which will apply the following design principles:</u></p> <ol style="list-style-type: none"> <li><u>1. To inform the layout of the site, full archaeological assessment will be required to enhance the understanding and interpretation of the significance of the Hillfort and its wider setting;</u></li> <li><u>2. Ensuring long distance views to and from the Hillfort within its wider setting are conserved;</u></li> <li><u>3. Development should be designed to allow views and glimpses of the Hillfort from within the site;</u></li> <li><u>4. The layout of development, its form, massing, height and roofscape design will be designed to minimise the landscape impact;</u></li> <li><u>5. A landscape plan will be required to design a landscape buffer along the northern and eastern boundaries of the site, to create a clear settlement boundary between the built form and open countryside. The landscape buffer will retain important views to and from the Hillfort, including from Whittington Road. The landscape plan should also include detail on appropriate vegetation and screening to ensure high quality design across the site;</u></li> <li><u>6. Street lighting should be designed to minimise light pollution and sky glow;</u></li> <li><u>7. The opportunity should be taken to consider measures to improve the access, interpretation and enjoyment of the Hillfort and the wider historic landscape.</u></li> </ol> <p><u>In addition to these design principles, and following full assessment of the significance of the heritage assets, including assessment of the archaeological interest of the site</u> <del>Development to be subject to pedestrian and cyclepath links to the former railway and a new footpath link between Whittington Road and Gobowen Road to improve access towards the Hill Fort.”</del></p>
MM164	164	Schedule S14.1a	<p><b>Amend Schedule S14.1a for Site OSW024 to read:</b></p> <p>' .... Middleton Road, facilitation <u>through provision of land, if required, of improvement to the A5/A483 trunk road junction and the provision of sustainable transport improvements associated with the site, and on site pedestrian and cycle links to the provision to facilitate linkages to the Town Centre and proposed employment land at Mile End East and sustainable transport improvements"</u>. <u>Drainage / flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site."</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM165	165	Schedule S14.1b	<b>Add new text to the end of the Development Guidelines for Site ELR042 to read:</b> <u>“Drainage / flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.”</u>
MM166	166	Schedule S14.1b	<b>Amend Schedule S14.1b for Site ELR072 to read:</b> “Development subject to access off and improvements to the A5/A483 Mile End trunk road junction, <u>contributions towards sustainable transport improvements associated with the site,</u> and <del>the</del> provision of pedestrian <del>and</del> cycle links <u>across the A5 to the proposed Eastern Gateway Sustainable Urban Extension to/from Oswestry,</u> and landscape buffers to A5. <u>Drainage / flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.”</u>
MM167	166	Paragraph 5.132	<b>Amend second sentence to read:</b> “Sites have been allocated which could deliver approximately <del>4,476</del> <u>1417</u> dwellings.....”
MM168	169	S14.2 Hub and Cluster	<b>Insert text</b> <u>“Mitigation measures will be required to remove any adverse effects from development in the Oswestry area on the integrity of the Montgomery Canal SAC in accordance with Policy MD12.”</u>
MM169	170	Schedule 14.2 (ii) Knockin: Site KK001 Development Guidelines	<b>Insert text into development guidelines to read:</b> “Development subject to design measures to address potential impacts on the <del>setting-significance</del> of the Conservation Area, drainage issues and the outcome of appropriate archaeological and biodiversity assessment and evaluation.”
MM170	170	Policy S14.2 (iii)	<b>Amend first sentence of Policy S14.2 (iii) to read:</b> “Llanymynech & Pant together act as a Community Hub which will provide for future housing growth of about 100 dwellings over the period to 2026. New housing will be delivered through two site allocations in Llanymynech for <del>up to</del> <u>around 67</u> dwellings.”
MM171	170	S14.2 (iii) Llanymynech and Pant policy	<b>Amend text to read:</b> “Key development constraints for Llanymynech and Pant include <del>potential impacts on the Montgomery Canal Special Area of Conservation (SAC), protected species and the historic environment.</del> ”
MM172	170	S14.2 (iii) Llanymynech and Pant: Site LLAN009	<b>Amend text to read:</b> “ <del>The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC.”</del> ”
MM173	171	S14.2 (iii) Llanymynech and Pant: Site LLAN001	<b>Amend text to read:</b> “ <del>The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC.”</del> ”
MM174	171	S14.2 (xi)	<b>Amend text to read:</b>

Ref	Page	Policy/ Paragraph	Main Modification
		Weston Rhyn. Site WRN010 Development Guidelines	"Development subject to appropriate drainage, archaeological assessment <u>including mitigation</u> and biodiversity surveys."
MM175	171	Policy S14.2 (v) Development guidelines for STM029	<b>Amend S14.2 (v) development guidelines for allocated site STM029, to read:</b> <del>"Allocated as a mixed use site, comprising housing and employment uses; land for community recreation and sports pitches; and an off road footpath and cycle track and an enhanced vehicle drop-off / parking area associated with the new primary school site</del> <u>Allocated as a mixed use site comprising up to 80 new dwellings and small scale employment development, provision of off-road footpath and cycle track and potential for an enhanced vehicle drop-off / parking area associated with the new primary school. Land immediately north of the allocated site to be provided for community recreation and sports pitches. Hydraulic modelling of the sewerage network is required to establish whether sufficient capacity exists to accommodate new flows;</u> "
MM177	173		(Not required or justified)
MM178	174	Policy S14 (xi)	<b>Amend S14.2 (xi) Development Guidelines for site WRN010 to read:</b> "Development subject to appropriate drainage design, archaeological assessment <u>including mitigation</u> and biodiversity surveys. <u>The layout of the site will need to reflect the presence of a public sewer crossing the site.</u> "
MM179	175	S14 Oswestry Community Hubs Paragraph 5.139	<b>Insert text after 5.139 to read:</b> <u>"The Plan HRA indicates that development in the Community Hub of Llanymynech and Pant may adversely affect the integrity of the Montgomery Canal SAC. Mitigation measures are required to remove the harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment."</u>
MM180	177	Policy S15.1 (4) Shifnal	<b>Amend part 4 of the policy to read:</b> 4 Land beyond the development boundary that is not part of the Green Belt is safeguarded for Shifnal's future development needs beyond the current Plan period. Only development which would <del>otherwise be acceptable in the Green Belt and which would not</del> prejudice the potential future use of this land to meet Shifnal's longer term development needs will be acceptable on the safeguarded land during the plan period.
MM181	177-178	Schedule 15.1a (SHI004/a and SHI004/b) Schedule	<b>Amend development guidelines to read:</b> SHI004/a - "Development subject to provision of public open space and a strategic pedestrian route to the railway underpass. <u>Drainage / flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to</u>

Ref	Page	Policy/ Paragraph	Main Modification
		15.1b (SHI004/C)	<p><u>accommodate the proposed development within the developable area of the site.</u></p> <p>SHI004/b – “Development subject to the compatibility of proposals with the adjoining employment allocations. <u>Drainage / flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>”</p> <p>SHI004/c - “Development for offices or general industrial (use classes B1 and B2) subject to compatibility with adjoining uses. <u>Drainage / flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>”</p>
MM182	180	S16.1 (5ii)	<p><b>Amend S16.1 (5ii) to read:</b> “<del>The development accords with the principles of the SUE masterplans adopted by the Council and</del> <u>The development has regard to the principles of the SUE masterplans adopted by the Council and</u> is linked to the provision of the identified infrastructure requirements, with initial planning applications accompanied by phasing and delivery strategies.”</p>
MM183	182	S16.1 (9)	<p><b>Delete S16.1 (9) as follows:</b> “<del>New development on land west of Ellesmere Road will not be permitted unless co-ordinated with and helping to fund the construction of the Shrewsbury North West Relief Road</del>”</p>
MM184	183	S16.1 Schedule S16.1a SHREW198	<p><b>Insert text to development guidelines for S16.1 site SHREW198 to read:</b> “<u>A site specific flood risk assessment is required for this site</u>”</p>
MM185	184	S16.1 Schedule 16.1a SHREW210, SHREW030, SHREW094, SHRWEW019	<p><b>Insert text to development guidelines for S16.1 site SHREW210, SHREW030, SHREW094 and SHREW019 to read:</b> “<u>A site specific flood risk assessment is required for this site</u>”</p>
MM186	184 – 5	S16.1 Schedule S16.1a SHREW027	<p><b>Insert text to development guidelines to S16.1 site SHREW027 to read:</b> “Co-ordinated development of two linked sites with new footpaths/cycleways and bus route through the development <u>but not with any connecting traffic route designed to control vehicular speeds and flows rather than being a direct route for traffic between London Road and Preston Street, maintaining existing public rights of way and improving public access to the River Severn through the site, and providing new riverside public green space and a well landscaped edge to the developed area:</u> (a) Land at Weir Hill Farm/Robertsford House, Preston Street – <del>a maximum of</del> <u>approximately</u> 150 houses to be accessed off</p>

Ref	Page	Policy/ Paragraph	Main Modification
			Preston Street, <u>unless justified through a detailed, site specific transport assessment</u> , subject to highway improvements to Preston Street and the Column roundabout, new open space to Preston Street and a landscape buffer to Sunfield Park;
MM187	185	Schedule 16.1a Land off Shillingston Drive (SHREW105)	<b>Insert text to read:</b> <u>“Development should have regard to the significance and setting of the Registered Battlefield.”</u>
MM188	185	Schedule 16.1a Land west of Battlefield Road	<b>Insert text to read:</b> <u>“Development should have regard to the significance and setting of the Registered Battlefield.”</u>
MM189	185	Schedule 16.1a Land west of Battlefield Road (SHREW095 and 115/ELR006)	<b>Amend development guidelines to S16.1 sites SHREW095, SHREW115 and ELR006 to read:</b> <u>“Development for housing (northern part) and employment use (southern part) subject to <del>new access</del> <u>satisfactory access(es)</u> off Battlefield Road, <u>including potentially via the existing ABP site and flood risk mitigation in relation to Battlefield Brook.</u>”</u>
MM190	186	S16.1 Schedule S16.1b Shrewsbury West Sustainable Urban Extension – SHREW002, SHREW035, SHREW083, SHREW128 part	<b>Amend development guidelines to S16.1 for Shrewsbury West Sustainable Urban Extension to read:</b> <u>“Development to <del>deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of extension to Oxon Business Park, a gateway employment development on land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land off Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency.</del> <u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land off Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take</u></u>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>account of this, in consultation with the Environment Agency. A site specific flood risk assessment is required for this site.</u>
MM191	186	Schedule 16.1b Land west of Battlefield Road (SHREW095 part/ELR006)	<b>Insert text to read:</b> “ <u>Development should have regard to the significance and setting of the Registered Battlefield.</u> ”
MM192	186	Schedule 16.1b Land west of Battlefield Road (SHREW095 part/ELR006)	<b>Amend development guidelines to S16.1 sites SHREW095 and ELR006 to read:</b> “Development of southern part of site adjoining ABP premises, subject to a <del>new access</del> <u>satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site</u> and flood risk mitigation in relation to Battlefield Brook.”
MM193	186	Schedule 16.1b Land east of Battlefield Road (ELR007)	<b>Insert text</b> <u>Development should have regard to the significance and setting of the Registered Battlefield.</u>
MM194	186	Schedule 16.1b Land east of Battlefield Road (ELR007)	<b>Insert text to development guidelines for S16.1 site ELR007 to read:</b> “ <u>A site specific flood risk assessment is required for this site</u> ”
MM195	192	S16 Shrewsbury Paragraph 5.164	<b>Amend paragraph 5.164 to S16.1 to read:</b> . <del>In relation to highways and transport, the provision of the Shrewsbury North West Relief Road remains a Council ambition, although it is recognised that there is little prospect of the delivery of the road in the immediate future and so it is not shown on the Policies Map. However, the Council’s preferred route for this road is illustrated on the Shrewsbury Key Diagram linked to Policy CS2 in the Core Strategy. New development on land west of Ellesmere Road, which could have significant adverse traffic impacts on this major approach to the town centre, is not considered desirable pending the construction of the North West Relief Road, with any development needing to be co-ordinated with, and helping to fund, the road.</del> <u>In relation to highways and transport, the provision of the Shrewsbury North West Relief Road remains a Council ambition and the Council’s preferred route for this road is illustrated on the Shrewsbury Key Diagram linked to Policy CS2 in the Core Strategy. The Council recognises that land off Ellesmere Road could be a potential long term direction for growth for the town, but considers that such growth should be linked with the delivery of the Relief Road. The scope for significant developments in that area is particularly affected by the need for the road as, cumulatively, development would have adverse traffic impacts on</u>



Ref	Page	Policy/ Paragraph	Main Modification
			<p>this major approach to the town centre. Any proposals for <u>development on land west of Ellesmere Road brought forward in the context of Policy MD3 would need to be co-ordinated with and, where necessary, help fund the Relief Road, providing land and/or contributory finance as appropriate.</u> The Shrewsbury Key Diagram also indicates a site for a possible Parkway Station at the A5/A49 Preston Boats Island on the eastern side of the town, which forms a further part of the long term integrated transport strategy for <u>the town, but uncertainty over delivery in the Plan period again</u> means that the site is not shown on the Policies Map;’</p>
MM196	192	S16 Shrewsbury Paragraph 5.166	<p><b>Amend paragraph 5.166 to S16.1 to read:</b>  “Policy S16.1 does not repeat Policy CS2 in terms of the importance of protecting and enhancing the town’s special character and the unique qualities of its historic built and natural environment, but this remains integral to the comprehensive and co-ordinated approach being taken to the development of Shrewsbury. The conservation areas in the town, including the Shrewsbury Conservation Area (town centre), and the designated <u>Historic Registered</u> Battlefield site to the north of the town, <u>which is a heritage asset of the highest significance</u>, are identified on the Policies Map, together with environmental designations, including the Hencott Pool European RAMSAR site <u>to the west of Ellesmere Road. With regard to the Registered Battlefield, attention is drawn to the Planning Guidance for the Registered Battlefield (to be incorporated into the Historic Environment SPD).</u> The principles in the guidance refer to <u>site layout, building height and design, materials, lighting and landscaping of development and any impacts on archaeology to protect, conserve and enhance the significance and setting of the Registered Battlefield.</u>”</p>
MM198	194	S16.2 Community Hub and Cluster Settlements policy	<p><b>Insert text to read:</b>  “<u>Mitigation measures may be required to remove any adverse effects from development of site BA035 in the Shrewsbury area on the integrity of the Fenemere Ramsar site in accordance with Policy MD12.</u>”</p>
MM199	194	S16 Shrewsbury S16.2 (i) Baschurch policy	<p><b>Delete text</b>  “<del>Fenemere SSSI (part of the Midlands Meres and Mosses RAMSAR site), to the north west of the village, is likely to be vulnerable from both surface water abstractions within the catchment and groundwater abstraction from the sand and gravel aquifer. Development proposed in the village needs to demonstrate that it will not adversely affect the integrity of the site, including the completion of a Habitats Regulations Assessment, if required.</del>”</p>
MM200	200	S16 Shrewsbury Community Hubs Explanatory	See <b>FMM5</b>

Ref	Page	Policy/ Paragraph	Main Modification
		text	
MM201	202	S17.1 Wem Town Development Strategy policy	<b>Insert text to read:</b> <u>“5. Mitigation measures will be required to remove any adverse effects from development in Wem on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.”</u>
MM202	204	S17.1 Wem Town Development Strategy explanatory text	<b>Insert new paragraph after 5.175 to read:</b> <u>“The Plan HRA indicates that residential development in Wem may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.”</u>
MM203	207 and 211	Policy S18.1 (5) Policy S18, paragraph 5.184	<b>Delete Policy S18.1 (5):</b> <del>“The exceptional release of additional housing sites ahead of 2026 will be subject to the requirements of Policy MD3, and focussed on suitable land adjoining the development boundary, including land within the A41 by pass to the West of the town.”</del> <b>Amend second sentence of Para 5.184 accordingly to read:</b> <u>“In these circumstances the strategy recognises land to the West of the town within the by pass as offering a potentially suitable broad location for housing there is available land adjoining the Whitchurch development boundary which offers potentially suitable broad locations for housing, and which is in keeping with the Whitchurch Town Plan”</u>
MM204	207 and 211	S18.1 (6) Whitchurch Whitchurch Town Development Strategy Paragraph after 5.184	<b>Insert and delete text in Policy S18.1 (6) to read:</b> <del>6. Whitchurch lies within the West Midlands Meres and Mosses RAMSAR area. All development in Whitchurch must demonstrate that it will not adversely affect the component SSSI’s included in the RAMSAR site and their enhancement will be encouraged. Housing development will need to demonstrate that no significant increase in recreational pressure will result to Brown Moss SAC through a Habitat Regulation Assessment. Mitigation measures will be required to remove any adverse effects from development in Whitchurch on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.”</del> <b>Insert new paragraph after 5.184 accordingly:</b> <u>“The Plan HRA indicates that residential development in Whitchurch may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.”</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM205	207	Policy S18.1	<b>Amend last paragraph of Policy S18.1 to read:</b> “Development proposals will be expected to take account of infrastructure constraints and requirements, as identified within the LDF Implementation Plan and Place Plans, <u>particularly in relation to the need for upgrades to the wastewater treatment works in 2020-2025</u> and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.”
MM206	211	S18.2 Hub and Cluster Development Strategy Policy	<b>Insert new paragraph to read:</b> “ <u>Mitigation measures will be required to remove any adverse effects from development in the Whitchurch area on the integrity of Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.</u> ”
MM207	212	S18.2 (i) Prees and Prees Higher Heath Community Cluster Policy	<b>Amend text to read:</b> “...Policy MD3, should this site be undelivered any replacement housing will not be identified within the Prees Community Cluster settlements. <del>New development will be subject to the completion of a Habitats Regulations Assessment (HRA) to demonstrate that it will not adversely affect the integrity of a Natura 2000 Site.</del> ”
MM208	212	S18.2(ii): Whitchurch Rural & Ightfield and Calverhall Community Cluster Policy	<b>Amend text to read:</b> “... in accordance with the development guidelines in schedule below. <del>New development will be subject to the completion of a Habitats Regulations Assessment (HRA) to demonstrate that it will not adversely affect the integrity of a Natura 2000 Site “</del> ”
MM209	214	S18.2 Whitchurch Community Clusters Explanatory text	<b>Insert new paragraph after 5.189 to read:</b> “ <u>The Plan HRA indicates that residential development in the Community Clusters of Prees and Prees Higher Heath and Whitchurch Rural &amp; Ightfield and Calverhall may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.</u> ”
MM210	n/a	S2 – Bishops Castle Area Map	<b>Amend the Bishops Castle Area Policies Map to show:</b> Clunbury village deleted from the Clunfunford Cluster by removing the ‘star’ designation on Clunbury village within this Cluster
MM211	n/a	Policies Map	Illustrate “protected mineral transport and processing facilities” on the map
MM212	n/a	Policies Map	Illustrate PEDL licence areas
MM213	n/a	S8, Inset Map 1	Amend Development Boundary to north-east of town to revert to former line, reflecting the removal of site ELL004 at ‘Final Plan’ stage.

Ref	Page	Policy/ Paragraph	Main Modification
MM214	n/a	Policies Map S11	Remove designation for Tyrley, Woodseaves (Sutton Lane) and Woodseaves (Sydnall Lane) as Community Cluster
MM215	n/a	Policies Map S15	Amend the extent of the site boundary for SHIF006 to reflect the approved planning application 14/00062/OUT
MM216	n/a	Shropshire Policies Map Inset map for S16 Shrewsbury	<b>Amend</b> boundary of safeguarded employment land to exclude any land forming part of the Registered Battlefield
MM217	n/a	Policies Map Key S16	<b>Amend</b> key to map to read <u>Registered Battlefield</u> not <u>Historic Battlefield Site</u> .
MM218	n/a	S17 Inset Map 1	Amend Development Boundary in the vicinity of Mill Street to reflect the extent of the latest flood risk boundary.
FMM1	48	Policy MD8(4i)	<b>Amend to read:</b> 4. "The following infrastructure specific criteria will also apply:  <i>Renewable Energy Infrastructure</i> i. In the case of wind energy proposals, <u>proposals will be assessed against national policy guidance; pending the development of new local policy as part of the proposed Plan Review particular attention will also be paid to the potential for adverse impacts on the safe operation of military and civilian aircraft, impacts on telecommunications equipment and to potential adverse impacts from shadow flicker, amplitude modulation and electro-magnetic interference;</u> "
FMM2	50	Paragraphs 4.74-4.75	<del>4.74 For wind energy proposals, applications will be considered against national policy guidance, including the Written Ministerial Statement of 18 June 2015; the policy identifies a number of specific considerations which give rise to local concern and upon which specific reassurance will be sought. Applicants for such proposals should provide sufficient information to allow a qualitative assessment of the potential impacts against relevant national, local or good practice standards including: i. British Horse Society standards (2010) for the buffer distance between wind turbines and bridleways; ii. ETSU R 97 standards for noise assessment; iii. The policies of the AONB Management Plan. 4.75 In the case of commercial scale wind energy proposals, the Council would expect a financial contribution proportionate to the scale of the wind turbine(s) to an appropriate local community fund. Heads of Terms to show how the community benefit package will be delivered (to be secured under a planning obligation under s106 of the Town and Country Planning Act 1990 through a "Unilateral Undertaking") should be submitted with the planning application. Further guidance on renewable energy development will be provided as part of a supplementary planning document;</del>

Ref	Page	Policy/ Paragraph	Main Modification
FMM3	133	S8.2	<p><b>Amend draft SAMDev to read:</b>  <u>S8.2 “Mitigation measures will be required to remove any adverse effects from residential development in the Ellesmere area on the integrity of the Cole Mere <b>and White Mere</b> Ramsar sites and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.”</u></p>
FMM4	136	5.90a	<p><b>Amend draft SAMDev to read:</b>  <u>5.90a “The Plan HRA indicated that development in the Community Hub of Cockshutt and the Community Clusters of Dudleston and Street Dinas, Tetchill, Lee and Whitemere, <b>and</b> Welsh Frankton, Perthy, New Marton and Lower Frankton, <b>Welshampton and Lyneal and Dudleston Heath and Elson</b> may adversely affect the integrity of the Cole Mere and White Mere Ramsar sites and Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar. Mitigation measures are required to remove the harm arising from increased recreational pressure and adverse effects on water quality on these internationally designated sites in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.”</u></p>
FMM5	200	S16 Shrewsbury Community Hubs Explanatory text 5.168a	<p><b>Amend draft SAMDev to read:</b>  <u>5.168a “The Plan HRA indicated that development of site <del>BA035</del> in the Community Hub of Baschurch and the <b>Community Cluster of Weston Lullingfields, Weston Wharf and Weston Common</b> may adversely affect the integrity of the Fenemere Ramsar Site. Mitigation measures may be required to remove the harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.”</u></p>

**This page is intentionally left blank**

**Shropshire Council  
Site Allocations and Management of  
Development (SAMDev) Plan**

**Pre-Adoption Version  
(Incorporating Inspector's Modifications)**

**Full Council 17/12/2015**

Pre-Adoption



## Contents

<b>Abbreviations List</b>		6
<b>1. Introduction:</b>		
The SAMDev Plan		8
Structure and Purpose		9
Delivery and Monitoring		11
Local Development Scheme and Local Plan Review		12
<b>2. The National and Local Planning Policy Context</b>		
National policy context		13
The Local Policy Context		13
Cross boundary issues and the Duty to Cooperate		13
Shropshire Hills Area of Outstanding Natural Beauty (AONB)		14
Community Led Plans		14
Infrastructure Plans		14
<b>3. Development Management Policies</b>		
<b>Policy</b>	<b>Policy Name</b>	<b>Page</b>
MD1	Scale and Distribution of Development	15
MD2	Sustainable Design	22
MD3	Delivery of Housing Development	28
MD4	Managing Employment Development	31
MD5	Sites for Sand and Gravel Working	36
MD6	Green Belt & Safeguarded Land	43
MD7a	Managing Housing Development in the Countryside	46
MD7b	General Management of Development in the Countryside	51
MD8	Infrastructure Provision	54
MD9	Protecting Employment Areas	58
MD10a	Managing Town Centre Development	63
MD10b	Impact Assessments for Town and Rural Centres	66
MD11	Tourism Facilities and Visitor Accommodation	69
MD12	Natural Environment	73

<b>Policy</b>	<b>Policy Name</b>	<b>Page</b>
MD13	Historic Environment	80
MD14	Waste Management Facilities	84
MD15	Landfill and Land Raising Sites	88
MD16	Mineral Safeguarding	91
MD17	Managing the Development and Operation of Mineral Sites	94

#### **4. Settlement Policies**

<b>Policy</b>	<b>Settlement</b>	<b>Page</b>
S1	Albrighton	98
S2	Bishops Castle	102
S3	Bridgnorth	112
S4	Broseley	120
S5	Church Stretton	123
S6	Cleobury Mortimer	127
S7	Craven Arms	134
S8	Ellesmere	143
S9	Highley	153
S10	Ludlow	156
S11	Market Drayton	162
S12	Minsterley – Pontesbury	171
S13	Much Wenlock	178
S14	Oswestry	180
S15	Shifnal	195
S16	Shrewsbury	199
S17	Wem	221
S18	Whitchurch	226

**Appendices:**

	<b>Page</b>
1. Replacement of remaining 'saved' Local and Structure Plan policies	235

Pre-Adoption

## **Abbreviations List**

AONB:	Area of Outstanding Natural Beauty
AMR:	Authority's Monitoring Report
CIL:	Community Infrastructure Levy
DEFRA:	Department for Environment, Food and Rural Affairs
ELR:	Employment Land Review
HRA:	Habitats Regulations Assessment
LDF:	Local Development Framework
LDS:	Local Development Scheme
LPA:	Local Planning Authority
MPA:	Mineral Planning Authority
MSA:	Mineral Safeguarding Areas
NPPF:	National Planning Policy Framework
PPS:	Planning Policy Statement
SA:	Sustainability Appraisal
SAC:	Special Area of Conservation
SAMDev:	Site Allocations and Management of Development
SFRA:	Strategic Flood Risk Assessment
SHLAA:	Strategic Housing Land Availability Assessment
SHMA:	Strategic Housing Market Assessment
SPA:	Special Protection Area
SPD:	Supplementary Planning Document
SPZ:	Source Protection Zone
SSSI:	Sites of Special Scientific Interest

SuDS: Sustainable urban Drainage System  
SUE: Sustainable Urban Extension  
WPA: Waste Planning Authority

Pre-Adoption

## 1. Introduction

### The SAMDev Plan

- 1.1 The Site Allocations and Development Management (SAMDev) Plan sets out proposals for the use of land and policies to guide future development in order to help to deliver the Vision and Objectives of the Core Strategy for the period up to 2026.
- 1.2 The SAMDev Plan supports the Council's commitment to sustainability and will make a positive contribution to delivering sustainable communities by setting out detailed policies to deliver sustainable development across Shropshire. The amount of development in Shropshire up to 2026 is already established by the Core Strategy. The SAMDev Plan also sets out further detailed policies for the management of new development across Shropshire to complement the policies already adopted in the Shropshire Core Strategy, and to provide a greater level of detail on a number of planning issues.
- 1.3 The SAMDev Plan has been subject to extensive consultation over several years and the responses have been used to inform the preparation of the draft Final Plan document.

SAMDev Plan Stage	Consultation period
Issues and Options	2 <sup>nd</sup> April – 25 <sup>th</sup> June 2010
Preferred Options	9 <sup>th</sup> March – 20 <sup>th</sup> July 2012
Draft Development Management Policies	31 <sup>st</sup> January – 28 <sup>th</sup> March 2013
Revised Preferred Options	1 <sup>st</sup> July 2013 – 23 <sup>rd</sup> August 2013
Pre-Submission Draft (Final Plan)	14 <sup>th</sup> March 2014 – 25 <sup>th</sup> April 2014
Submission: Plan and Proposed Changes	1 <sup>st</sup> August 2014
Examination Hearings	11 <sup>th</sup> - 13 <sup>th</sup> November 2014 18 <sup>th</sup> – 20 <sup>th</sup> November 2014 15 <sup>th</sup> – 19 <sup>th</sup> December 2014
Main Modifications	1 <sup>st</sup> June 2015 – 13 <sup>th</sup> July 2015
Further Main Modifications	3 <sup>rd</sup> August - 28 <sup>th</sup> August 2015

- 1.4 The draft Final Plan was submitted for examination in August 2014. Hearing sessions were held during November and December 2014. After hearing all representations and evidence the Inspector's Report in October 2015 concluded that subject to modifications the SAMDev Plan is 'sound'. Specifically that it:
- i. Has been **positively prepared**: the Plan should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

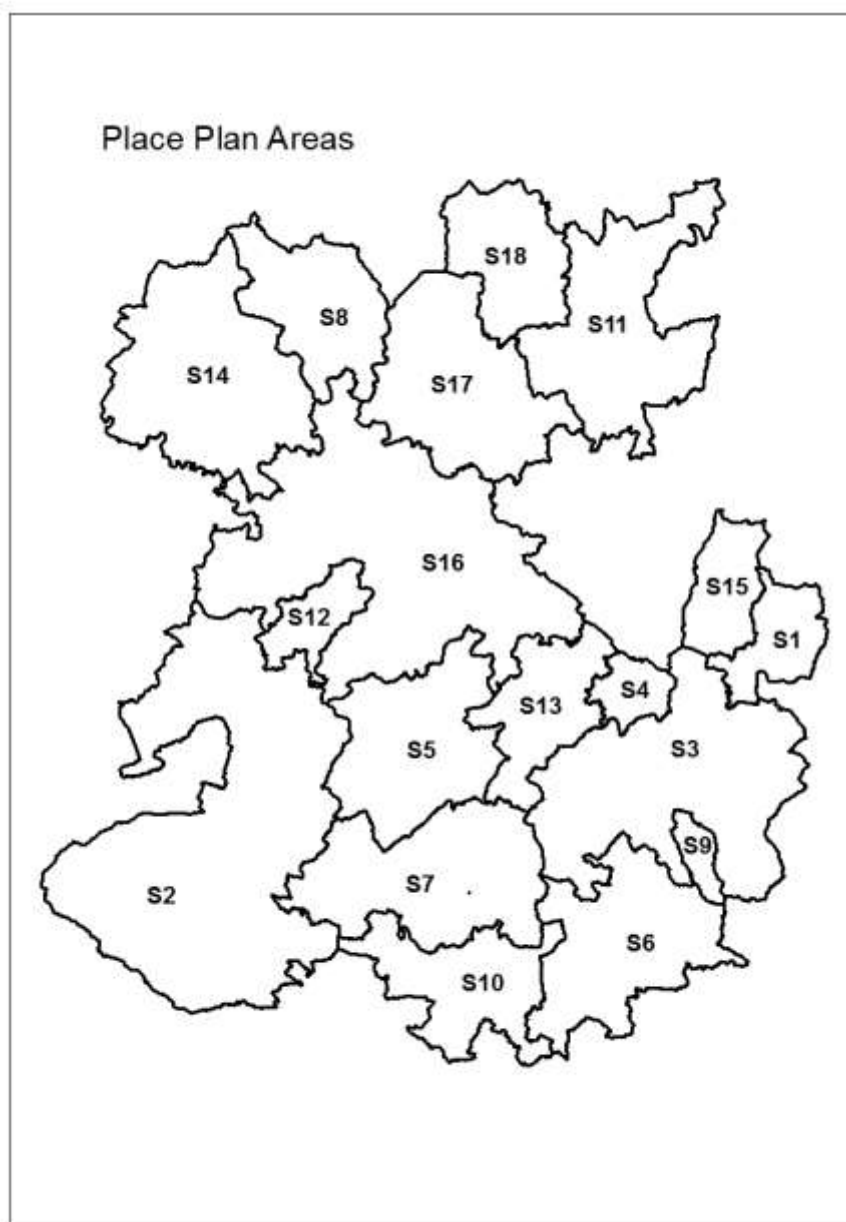
- ii. Is **justified**: the Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- iii. Is **effective**: the Plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- iv. Is **consistent with national policy**: the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

1.5 The SAMDev Plan document sets out the following:

- Development Management policies which provide specific guidance to meet national policy requirements principally in the National Planning Policy Framework (NPPF) or to provide more detailed guidance to supplement those policies already adopted in the Core Strategy;
- Settlement policies and site allocations (where relevant) for the market towns and key centres and community hubs and clusters in each of the 'Place Plan' areas;
- The policies and proposals of the Plan are illustrated in the Policies Map and in Inset Maps for each settlement where development is proposed;

#### **Structure and Purpose**

1.6 The SAMDev Plan document largely follows the structure set out in the Revised Preferred Options consultation in 2013, although some of the policies have been sub-divided for clarity. The settlement policies are grouped by areas which reflect approximate functional zones of influence (known as 'Place Plans') of each of the 18 market towns and key centres, and this is also reflected in the grouping of inset maps. The boundaries of the 18 Place Plan areas are shown below:



- 1.7 Together with the twenty policies in the Core Strategy, the additional policies in SAMDev will replace all the remaining 117 saved policies from the previous Local and Structure Plans and radically simplify the policy framework against which planning applications will be judged. A schedule which illustrates how the remaining 'saved' Local and Structure Plan policies are replaced by SAMDev is provided in Appendix 1. The SAMDev policies continue the approach adopted in the Core Strategy of flexibility and added value without repetition of national level guidance or the risk of early obsolescence. Added value comes particularly at the local level, the policies fully support the development and importance of Community Led Plans and recognise the significance of the AONB Management Plan. The policies also fully establish the link between infrastructure requirements set out in the Place Plans and the planning process.



- 1.8 Development of the structure and content of planning policies in Shropshire began with the Core Strategy process, culminating in March 2011 with the adoption of the 20 policies contained therein. The further refinement and clarification of this policy base through SAMDev, began initially with the publication for consultation of the Issues and Options document in the spring of 2010. Here a series of policy themes were set out and comments invited on how these should be addressed and whether any additional policy areas should be covered. Following this and building on comments received the Policy Directions document was published in spring 2012, this set out the scope of issues to be addressed through new policies in the SAMDev Plan. Draft policies were published for consultation in January 2013 and were subsequently incorporated, alongside the settlement strategies and policies, into the pre-submission Draft (Final Plan). Any reasonable policy alternatives suggested in consultation responses that deliver the aims of, and are in conformity with, national guidance and the Core Strategy have been considered.
- 1.9 The scope of the Development Management policies is therefore largely defined by the Core Strategy and the requirements of national policy. The combination of explanatory text, evidence base and Inspector's Report provides stakeholders, with the justification for the chosen policy approach, set against the fixed background of the policies already laid down in the Core Strategy and the options for alternative policy approaches considered during that process.
- 1.10 The Plan is accompanied by a Sustainability Appraisal report which assesses the sustainability impacts of the Plan's policies and proposals; Sustainability Appraisal (SA) is a government requirement for all Development Plan Documents. Sustainability is about ensuring the long term maintenance of individual and community well-being and the environment for our present and future communities. The process assesses the impact of the Plan's proposals on the environment, people and the economy. It incorporates the requirements of the European Directive on Strategic Environmental Assessment (SEA). Following the method established during the Core Strategy preparation the Plan was assessed against 18 sustainability criteria covering issues such as; safer communities; air quality; water quality and quantity; landscape; health; climate change; and economic performance. The results can be found in the accompanying Sustainability Appraisal Report.

### **Delivery and Monitoring**

- 1.11 Continuing the existing approach established in the Core Strategy, the means which will be used to deliver each development management policy, together with the indicators which will be used to monitor progress are identified in boxes at the end of each policy. These indicators form the basis for the accompanying SAMDev Monitoring Framework which identifies policy targets, where relevant; trigger mechanisms for when action might be required to address issues arising through the implementation of policies; and the potential action to be taken by the Council. It also identifies the source of monitoring information. The performance of the SAMDev policies (and those

in the adopted Core Strategy) will be reported annually in the Authority's Monitoring Report (AMR). The AMR provides an assessment of the implementation of policies and up-to-date information about development in Shropshire, which will be used to help inform reviews of the Local Plan. The LDF Implementation Plan and Place Plans identify the infrastructure priorities which are needed to accompany new development to help deliver more sustainable communities. Both the Implementation Plan and Place Plans are regularly reviewed.

### **Local Development Scheme and Local Plan review**

- 1.12 The Local Development Scheme (LDS), available on the Shropshire Council website, helps to inform the community and other partners of the planning policy documents being produced for the area and the timescales they can expect for their preparation. The LDS is a forward looking document covering the upcoming three year period and is kept under periodic review.
- 1.13 The LDS includes the timetable for the early review of the Local Plan (Core Strategy and SAMDev Plan). An early review will ensure that Shropshire Council can respond flexibly to changing circumstances in line with the National Planning Policy Framework.

## 2. The National and Local Planning Policy Context

### The National Policy Context

- 2.1 The National Planning Policy Framework (NPPF) was published in March 2012 and sets the national policy context for local plan policies and proposals. The NPPF replaced a raft of national guidance including almost all the previous Planning Policy Statements (except PPS10 – Waste Planning), some other government circulars and guidance. The nineteen policies in SAMDev strongly reflect the aims and requirements of the NPPF without repeating or duplicating any of the policies or guidance in it.
- 2.2 The NPPF also includes a 'presumption in favour of sustainable development' where development that meets the aims of the NPPF and the adopted Local Plan would be approved. The Core Strategy adopted in March 2011 is in conformity with the NPPF and so already partly meets this role, whilst the finalised SAMDev will complete the Local Plan 'package' for Shropshire.

### The Local Context

- 2.3 The Core Strategy sets out the development framework for Shropshire to be carried forward by the policy approach in the adopted SAMDev Plan. The Core Strategy approach is one of sustainable growth for Shropshire delivered in a locally responsive manner, with the objective of making communities more resilient and adaptable to the challenges of the 21<sup>st</sup> century. The SAMDev element of the Local Plan therefore has a vital role in delivering community led aspirations for sustainable development and in particular providing the opportunity for new development to contribute to locally identified infrastructure needs.
- 2.4 The Much Wenlock Neighbourhood Plan was adopted in July 2014 and sets out the development strategy for the town and parish of Much Wenlock. The Neighbourhood Plan is in conformity with the NPPF and Shropshire's Core Strategy and was prepared alongside SAMDev. Having been successfully examined and supported by the community through a referendum the Neighbourhood Plan is now part of the formal development plan for Shropshire alongside the Core Strategy and SAMDev documents.

### Cross boundary issues and the Duty to Cooperate

- 2.5 The 2011 Localism Act which came into force in April 2012 included a 'duty to cooperate' making it a legal requirement for Council's and statutory bodies to work together on strategic cross-boundary issues such as housing numbers and employment land allocations. In Shropshire such strategic level issues have already been set out in the adopted Core Strategy where cooperation with neighbouring authorities had reinforced existing engagement through regional and sub-regional processes. Nevertheless potential cross-boundary issues may still occur at the local level particularly where settlements or sites lie close to the border of Shropshire. Shropshire Council has maintained earlier co-operation at Core Strategy stage by engaging actively and

constructively, on an on-going basis, with neighbouring authorities to identify, analyse and address potential strategic cross boundary issues. Evidence regarding this engagement process has been reported as part of a Duty to Co-operate Statement and forms part of the evidence base of the Plan.

### **The Shropshire Hills Area of Outstanding Natural Beauty (AONB)**

- 2.6 The Shropshire Hills AONB covers 23% of the county's land area. This national designation has a principal purpose of conserving and enhancing natural beauty and secondary purposes of meeting the need for quiet enjoyment of the countryside and having regard for the interests of those who live and work there. To achieve these aims, AONBs rely on planning controls and practical countryside management. The statutory Shropshire Hills AONB Management Plan contains a number of policies adopted by Shropshire Council and has therefore been a key document influencing the preparation of the SAMDev policies. Whilst stressing the importance of the countryside as a whole, the SAMDev policies emphasise the importance of the AONB and the need to conserve and enhance its character and distinctiveness and have regard where appropriate to the requirements of the AONB Management Plan.

### **Community Led Plans**

- 2.7 The Localism Act 2011 emphasised the importance of community led planning, in the form of Neighbourhood Plans, Parish and Town Plans and Village Design Statements. A significant number of Shropshire's communities have either recently completed or are in the process of preparing a community led plan for their area. The policies in this document acknowledge the key role played by such plans by cross referring to, and where appropriate requiring proposals to take account of the local requirements set out in these plans.

### **Infrastructure Plans**

- 2.8 Shropshire Council's Place Plans summarise the infrastructure and investment requirements needed to deliver the community vision and aspirations for the Market Towns/Key Centres and Community Hubs and Clusters in a Place Plan area. The 18 Place Plans play a key role in realising, through the planning of new development, the infrastructure aspirations of local communities. The priorities and resources identified in the Place Plans will be used as material considerations in decision making alongside the SAMDev Development Management policies to assist the provision of new development helping to deliver the necessary infrastructure for places to become more sustainable and resilient. The SAMDev policies recognise the critical role of the Place Plans and where appropriate cross refer or draw attention to refer to infrastructure requirements identified through these Plans.

### 3. Development Management Policies

#### **MD1 : Scale and Distribution of Development**

Further to the policies of the Core Strategy:

1. Overall, sufficient land will be made available during the remainder of the plan period up to 2026 to enable the delivery of the development planned in the Core Strategy, including the amount of housing and employment land in Policies CS1 and CS2.
2. Specifically, sustainable development will be supported in Shrewsbury, the Market Towns and Key Centres, and the Community Hubs and Community Cluster settlements identified in Schedule MD1.1, having regard to Policies CS2, CS3 and CS4 respectively and to the principles and development guidelines set out in Settlement Policies S1-S18 and Policies MD3 and MD4.
3. Additional Community Hubs and Community Cluster settlements, with associated settlement policies, may be proposed by Parish Councils following formal preparation or review of a Community-led Plan or a Neighbourhood Plan and agreed by resolution by Shropshire Council. These will be formally considered for designation as part of a Local Plan review.

#### **Schedule MD1.1: Settlement Policy Framework:**

##### **County Town and Sub-regional Centre**

Shrewsbury

##### **Market Towns and Key Centres**

Oswestry	Bishop's Castle
Ellesmere	Cleobury Mortimer
Whitchurch	Bridgnorth
Market Drayton	Shifnal
Wem	Much Wenlock
Minsterley/Pontesbury	Broseley
Ludlow	Highley
Craven Arms	Albrighton
Church Stretton	

<b>Community Hubs</b>	
<p><b>Bishop's Castle Area:</b></p> <ul style="list-style-type: none"> <li>• Bucknell</li> <li>• Chirbury</li> <li>• Clun</li> <li>• Lydbury North</li> </ul>	<p><b>Oswestry Area:</b></p> <ul style="list-style-type: none"> <li>• Gobowen</li> <li>• Knockin</li> <li>• Llanymynech and Pant</li> <li>• Ruyton X1 Towns</li> <li>• St Martins</li> <li>• Whittington</li> </ul>
<p><b>Bridgnorth Area:</b></p> <ul style="list-style-type: none"> <li>• Ditton Priors</li> </ul>	
<p><b>Ellesmere Area:</b></p> <ul style="list-style-type: none"> <li>• Cockshutt</li> <li>• Dudleston Heath and Elson</li> </ul>	<p><b>Shrewsbury Area:</b></p> <ul style="list-style-type: none"> <li>• Baschurch</li> <li>• Bayston Hill</li> <li>• Bomere Heath</li> <li>• Nesscliffe</li> </ul>
<p><b>Ludlow Area:</b></p> <ul style="list-style-type: none"> <li>• Burford</li> <li>• Clee Hill</li> <li>• Onibury</li> </ul>	<p><b>Wem Area:</b></p> <ul style="list-style-type: none"> <li>• Shawbury</li> </ul>
<p><b>Market Drayton Area:</b></p> <ul style="list-style-type: none"> <li>• Adderley</li> <li>• Cheswardine</li> <li>• Childs Ercall</li> <li>• Hinstock</li> <li>• Hodnet</li> <li>• Stoke Heath</li> <li>• Woore, Irelands Cross and Pipe Gate</li> </ul>	

<b>Community Cluster Settlements</b>
<p><b>Bishop's Castle Area:</b></p> <ul style="list-style-type: none"> <li>• Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington</li> <li>• Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)</li> <li>• Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone</li> <li>• Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog</li> <li>• Wentnor and Norbury</li> <li>• Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.</li> </ul>

<b>Community Cluster Settlements</b>
<b>Bridgnorth Area:</b> <ul style="list-style-type: none"><li>• Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressage</li><li>• Neenton</li></ul>
<b>Cleobury Mortimer Area:</b> <ul style="list-style-type: none"><li>• Kinlet, Button Bridge, and Button Oak</li><li>• Hopton Wafers and Doddington</li><li>• Oretton, Farlow and Hill Houses</li><li>• Silvington, Bromdon, Loughton and Wheathill</li><li>• Stottesdon, Chorley and Bagginswood</li></ul>
<b>Craven Arms Area:</b> <ul style="list-style-type: none"><li>• Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, and Round Oak</li><li>• Bache Mill, Bouldon, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, and Westhope</li><li>• Stoke St Milborough, Hopton Cangeford, Cleestanton, and Cleedownton</li></ul>
<b>Ellesmere Area:</b> <ul style="list-style-type: none"><li>• Dudleston and Street Dinas</li><li>• Tetchill, Lee and Whitemere</li><li>• Welsh Frankton, Perthy, New Marton and Lower Frankton</li><li>• Welshampton and Lyneal</li></ul>
<b>Market Drayton Area:</b> <ul style="list-style-type: none"><li>• Marchamley, Peplow and Wollerton</li><li>• Bletchley, Longford, Longslow and Moreton Say</li></ul>
<b>Much Wenlock Area:</b> <ul style="list-style-type: none"><li>• Buildwas</li></ul>
<b>Oswestry Area:</b> <ul style="list-style-type: none"><li>• Kinnerley, Maesbrook, Dovaston and Knockin Heath</li><li>• Llanyblodwel, Porthywaen Dolgoch, Llynclys and Bryn Melyn</li><li>• Park Hall, Hindford, Babbinswood and Lower Frankton</li><li>• Selattyn, Upper/Middle/Lower Hengoed and Pant Glas</li><li>• Weston Rhyn, Rhoswel, Wern and Chirk Bank</li></ul>

## Community Cluster Settlements

### Shrewsbury Area:

- Albrighton
- Bicton and Four Crosses area
- Dorrington, Stapleton and Condover
- Fitz, Grafton and Newbanks
- Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler
- Hanwood and Hanwood Bank
- Longden, Hook-a-gate, Annscroft, Longden Common and Lower Common/Exfords Green
- Montford Bridge West
- Mytton
- Uffington
- Walford Heath
- Weston Lullingfields, Weston Wharf and Weston Common

### Wem Area:

- Myddle and Harmer Hill

### Whitchurch Area:

- Prees and Prees Higher Heath
- Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall

*Note: There is a further level of the settlement policy framework in the form of other 'recognisable named settlements' where Policy CS11 permits exception schemes for local needs housing on suitable sites.*

## Explanation

- 3.1 This policy moves forward from the policies of the Core Strategy and their development targets to set out the Local Plan's commitment to enabling the delivery of the intended scale of development, identifying the further supply required for the key areas of housing and employment land once built and committed development is deducted. Table MD1.1 follows the strategic approach of Policy CS1, showing the planned housing provision in relation to the approximate proportional split between Shrewsbury (25%), the Market Towns and other Key Centres (40%), and the rural areas, including the Community Hubs and Cluster Settlements (35%).



**Table MD1.1:**

<b>Housing</b>	<b>Number of dwellings</b>			
	Built 2006-2013	Committed* 2013	Planned 2006-2026 (Approximate)	Remaining to deliver to 2026
Shrewsbury	1,602	957	6,500	3,941
Market Towns/Key Centres	3,355	2,273	11,000	5,372
Rural Areas	2,314	2,259	10,000	5,427
<b>Total</b>	<b>7,271</b>	<b>5,489</b>	<b>27,500</b>	<b>14,740</b>
<b>Employment Land</b>	<b>Hectares</b>			
	Built 2006-2013	Committed* 2013	Planned 2006-2026 (Approximate)	Remaining to deliver to 2026
Shrewsbury	27	23	90	40
Market Towns/Key Centres	14	91	130	25
Rural Areas	26	19	70	25
<b>Total</b>	<b>67</b>	<b>133</b>	<b>290</b>	<b>90</b>

\* Committed = those with planning permission at 01/04/2013

3.2 The policy links to the settlements in each of the categories referred to in the Core Strategy, with Schedule MD1.1 identifying these settlements to form the Settlement Policy Framework established by the two Development Plan Documents. The categories of settlements are Shrewsbury (Policies CS1 and CS2), the Market Towns and Key Centres (CS3), and Community Hubs and Community Cluster Settlements (CS4), with the Market Towns and Key Centres named, and roles and indicative levels of housing development described, in the Core Strategy. The SAMDev Plan has firmed up those levels of development having regard to the evolving evidence base, strategic requirements and consultation responses. The amount of new housing development envisaged in the settlements, together with specific site allocations for housing, employment and other uses, is set out in the Settlement Policies S1-S18. In total, the levels of housing development being provided for is sufficient to enable the Core Strategy targets to be met, having regard to objectively assessed need, including provision in Shrewsbury, and the Market Towns and Key Centres in excess of the requirements. This position builds extra resilience into the Plan by providing flexibility and for choice and competition in the market for land in these settlements that are planned as the main foci for development.

3.3 The identification of Community Hubs and Cluster settlements and their settlement policies have been based primarily on the aspirations for those communities as expressed by their Parish Councils/Meetings, but also with regard to the evidence base and to information and views from the promoters of sites, residents and other stakeholders. In recognition of the fact that the needs of communities change over time, Core Strategy Policy CS4 left the

door open for communities that might want to be considered as Community Hubs or Community Cluster settlements to 'opt in' and be formally designated at a later date through reviews of the Local Plan. Policy MD1 clarifies that the process relating to this, ahead of a review of the Local Plan, is through a combination of formal Community-led Plan or Neighbourhood Plan preparation or review, Parish Council proposal and Shropshire Council agreement. These communities will only be formally designated as Community Hubs or Community Clusters through a review of the Local Plan.

- 3.4 The policy also embeds the role of the individual Settlement Policies (S1-S18) included in the Plan in terms of determining scale, distribution, location and type of development, with links to Policies MD3 and MD4 (the policies which, set out the approach to supply/delivery and development management for housing and employment land respectively). The Settlement Policies set out the amount of additional development planned to 2026, any site allocations and development boundaries, and other key development guidelines. The settlements are grouped by area linked to the towns/key centres. All housing targets are approximate in view of the need for some flexibility, recognising the uncertainty of the scale and timing of windfall development and exceptions site affordable housing schemes.
- 3.5 Further guidance regarding other more specialised forms of development, such as retail development, waste management and mineral working is provided elsewhere in the Local Plan.

#### **Key Evidence:**

1. Shropshire Adopted Core Strategy (2011);
2. Shropshire Strategic Housing Land Availability Assessment 2009 and 2014 (Shropshire Council);
3. The Strategic Housing Market Assessment 2008 and 2014 (Shropshire Council);
4. Herefordshire and Shropshire Housing Strategy and its associated evidence base (Herefordshire Council and Shropshire Council 2012);
5. Shropshire 5 year Housing Land Supply Statement (Shropshire Council 2013);
6. Regional Spatial Strategy for the West Midlands and its associated evidence base (including the SQW reports on rural community sustainability);
7. Shropshire Employment Land Review and Sites Assessment (BE Group for Shropshire Council 2011);
8. Shropshire Employment Areas Assessment (BE Group for Shropshire Council 2012);
9. Shropshire Council Authority Monitoring Reports.

### **Delivery and Monitoring of Policy:**

**This policy will be delivered by:**

- The development management process;
- Granting planning permission for the development of the sites allocated for housing, employment land and other development in the Plan;
- Permitting windfall development within the identified settlements and on other appropriate sites in the rural areas;

**The following indicators will be used to monitor the effectiveness of the policy:**

- Net additional dwellings in Shrewsbury, Market Towns and the Rural Area disaggregated by spatial zone and Place Plan area.
- Amount of floorspace developed for employment by type in Shrewsbury, Market Towns and the Rural Area disaggregated by spatial zone and Place Plan area.

## MD2 : Sustainable Design

Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

1. Respond positively to local design aspirations, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.
2. Contribute to and respect locally distinctive or valued character and existing amenity value by:
  - i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and
  - ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and
  - iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and
  - iv. Enhancing, incorporating or recreating natural assets in accordance with MD12.
3. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style.
4. Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the Local Flood Risk Management Strategy.
5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including.
  - i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and;
  - ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, recreation, formal or informal uses including semi-natural

## MD2 : Sustainable Design

- open space;
  - iii. where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point.
  - iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.
6. Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design.
7. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.

## Explanation

- 3.6 Core Strategy Policy CS6 establishes the overarching aim that new development will be designed to a high quality using sustainable design principles. Achieving high quality sustainable design is a key planning objective which applies to all new development including alterations, extensions, conversions and replacements of existing buildings, advertisements and telecommunications infrastructure. Policy MD2 builds on Policy CS6, providing additional detail on how sustainable design will be achieved. In applying these requirements, consideration should also be given to more detailed national guidance on design set out within good practice. For development affecting the Shropshire Hills AONB, particular regard should be paid to the Shropshire Hills AONB Management Plan and supplementary guidance. Development proposals are required to demonstrate, through the use of detailed, clear and accurate drawings and a written statement (Design and Access Statements) how they successfully address CS6 and MD2, in addition to other local and national policy requirements relating to the site and its surroundings.
- 3.7 Delivering well designed places appropriate to the local context is a key part of creating sustainable communities. Shropshire's localised planning approach recognises that each place has its own characteristics not only visually in the built and natural environment but also in terms of how each place functions, which provides a local sense of identity. Understanding this local context and evaluating the constraints and opportunities that are present is an important part of the design process for any new development. Community led guidance needs to inform the design of development, ensuring that it appropriately maintains and enhances the location's sense of place and respond positively to local design aspirations, wherever possible.

- 3.8 To respond effectively to local character and distinctiveness, development should not have a detrimental impact on existing amenity value but respond appropriately to the context in which it is set. As such, new development should respect the existing pattern of development, both visually and in relation to the function of spaces, retain and enhance important views and landmarks and respond appropriately to local environmental and historic assets, in accordance with MD12 and MD13.
- 3.9 Utilising contemporary design solutions whilst respecting locally distinctive characteristics provides an opportunity for the development to reinforce and enhance an areas sense of place. Opportunities should be sought and utilised for sustainable design solutions, where possible, particularly where these help to address local aspirations set out in the Place Plans, in accordance with Policy CS8.
- 3.10 All developments must include appropriate SuDS to manage surface water, in accordance with Policy CS18. Given the complexity and detail associated with this aspect of the Flood and Water Management Act 2010, a Shropshire and Staffordshire Sustainable Drainage Handbook is being produced to provide the detailed requirements for applicants on the design and adoption process for SuDS. Developed as part of the Local Flood Risk Management Strategy, the SuDS Handbook will provide information on the planning, design and delivery of attractive and high quality SuDS schemes which offer multiple benefits to both the environment and local community. Whilst an initial scope for the SuDS Handbook is included with Appendix A of the Local Flood Risk Management (Part 2), the SuDS Handbook itself is intended to coincide with the implementation, by DEFRA, of the National SuDS Standards. New development will be expected to adhere to the principles set out in this handbook, addressing the requirements, issues and opportunities for SuDS early in the design process, to inform the layout of buildings, roads and open space, to take account of the existing characteristics of the built and natural environment and to seek opportunities to provide the widest possible community benefit. Consideration must also be given to the maintenance requirements for SuDS, including the design of appropriate access to allow for ongoing maintenance.
- 3.11 Effective landscape design is key to high quality sustainable development and focuses not only on how a development looks but also how it functions including its relationship to the wider area. Landscape character, open space, biodiversity, heritage assets, and buildings need to be considered together and linked to the wider environmental network from the start of the design process in accordance with Policy CS17 and MD12 and MD13. A landscape design plan should be prepared at an early stage in the design of development and accompany the submission of a planning application, including outline planning applications. The landscape design plan should incorporate all landscape considerations and reflect on their interrelated nature in order to maximise the creation of multifunctional assets for the local community, in accordance with the Historic Environment SPD, Natural Environment SPD and Water Management SPD.

- 3.12 New planting of trees, woodland and hedges should be incorporated to reinforce existing landscape features and will be particularly favoured in publically accessible or visible locations within the site. Consideration should be given to the appropriate use of trees and plants, reflecting the character of the site and its context, including the use of native trees and provision of long lived, large canopied trees. Sufficient space should also be provided to safeguard existing vegetation where possible. Where the layout, density or design of development results in the loss of existing vegetation, suitable mitigation measures should be put in place on site, in the first instance, or through off site compensation measures where this is not possible, in accordance with the principles in Policy MD12 Natural Environment.
- 3.13 Adequate open space is set at a minimum standard of 30sqm per person (equivalent to 3ha per 1,000 population). For residential developments, the number of future occupiers will be based on a standard of one person per bedroom. For non-residential development, open space provision should be design-led, informed by the character and context of the development proposed, together with any requirement identified in the relevant Place Plan and the environmental networks approach set out in Policy CS17 and the Natural Environment SPD. For developments of 20 dwellings and more, the open space needs to comprise a functional area for play and recreation. This should be provided as a single recreational area, rather than a number of small pockets spread throughout the development site, in order to improve the overall quality and usability of the provision. On very large sites, it may be appropriate to divide the recreational open space into more than one area in order to provide accessible provision across the development. In such instances it is important that each recreational area is of a sufficient size to be functional. The types of open space provided need to be relevant to the development and its locality and should take guidance from the Place Plans. The ongoing needs for access to manage open space must be provided for and arrangements must be in place to ensure that the open space will be maintained in perpetuity whether by the occupiers, a private company, a community organisation, the local town or parish council, or by Shropshire Council.
- 3.14 Whilst national policy protects internationally designated wildlife sites from development which would damage their special interests, planning proposals may still lead to indirect effects on such sites. The HRA for the Plan identifies those internationally protected sites which could be affected by development and Policy MD12 provides for mitigation measures to remove the impact. This policy (MD2) sets out those measures necessary to mitigate the effect of increased recreational pressure. These may include an increase in the amount of open space provided by a development over and above the 30sqm per person with a significant proportion of this being semi-natural. Additional mitigation measures may include developer contributions in line with Policy MD12.
- 3.15 Developments must be designed so they do not result in an unacceptable adverse impact on local infrastructure, for example adequate onsite car parking should be incorporated within a development site to ensure that cars

do not overspill onto surrounding roads and therefore negatively impact on the local road network. Consideration should also be given to safeguarding existing infrastructure, in accordance with Policy MD8, so as to maintain continued operation and provide opportunities for expansion of infrastructure, where appropriate, to meet local needs. Wherever possible, development should add value by considering the opportunities or benefits that can be provided through design to help meet local community aspirations or contribute to addressing local infrastructure constraints identified within the Place Plans.

- 3.16 The sustainability checklist and accompanying Sustainable Design SPD provide more guidance on the sustainable design and construction principles that must be incorporated and how they will be applied to different types and scales of development. Further guidance on the balance to be struck between development viability and policy requirements is included within Policy CS11, Type and Affordability of Housing SPD and Developer Contributions SPD.

### **Key Evidence:**

1. Shropshire Adopted Core Strategy, (Shropshire Council, 2011);
2. National Planning Policy Framework, (Department for Communities and Local Government, 2012);
3. Supplementary Planning Document SPD: Sustainable Design, Part 1 (Shropshire Council, 2011)
4. PPG17, Open Space Sport and Recreation Study - PMP (2009);
5. Shropshire Historic Environment Record (ongoing);
6. Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated);
7. Shropshire Historic Landscape Character Assessment (Shropshire County Council, 2004);
8. Shropshire Historic Farmstead Characterisation Project (Shropshire Council 2010);
9. Shropshire Hills AONB Management Plan 2009 – 2014 (Shropshire Hills AONB Partnership, 2009);
10. Shropshire Water Cycle Study (Halcrow 2009/10);
11. By Design: Urban Design in the Planning System: Towards better practice (CABE, 2000)
12. Safer Places: The Planning System and Crime Prevention (Office of the Deputy Prime Minister, 2004);
13. Strategic Stone Study, A Building Stone Atlas of Shropshire (English Heritage, 2012).



## **Delivery and Monitoring of Policy:**

### **This policy will be delivered by:**

- Preparation of a revised Sustainable Design SPD;
- Preparation of a Natural Environment SPD;
- Preparation of an Historic Environment SPD
- Preparation of Water Management SPD;
- Design and Access Statements to support planning applications
- The development management process;
- Promoting the use and development of Town and Village Design Statements;
- The LDF Implementation Plan;
- Recording biodiversity gains and losses on the national BARS database;
- Working with the Environment Agency and relevant water companies to identify locations where there may be environmental or infrastructure capacity constraints and where additional investment may be required to support development.

### **The following indicators will be used to monitor the effectiveness of the policy:**

- Number of new village and town design statements completed;
- Number of developments meeting minimum, good and best performance ratings in the Sustainability Checklist, by category;
- Amount of recreational/open space in new developments;
- Renewable energy capacity installed by type;
- Number of applications refused on Policy MD2 grounds

## MD3 : Delivery of Housing Development

### Delivering housing:

In addition to supporting the development of the allocated housing sites set out in Settlement Policies S1-S18, planning permission will also be granted for other sustainable housing development having regard to the policies of the Local Plan, particularly Policies CS2, CS3, CS4, CS5, MD1 and MD7a.

1. Residential proposals should:
  - i. meet the design requirements of relevant Local Plan policies; and
  - ii. on sites of five or more dwellings, include a mix and type of housing that has regard to local evidence and community consultation.

### Settlement housing guidelines:

2. The settlement housing guideline is a significant policy consideration. Where development would result in the number of completions plus outstanding permissions providing more dwellings than the guideline, decisions will have regard to:
  - i. The increase in number of dwellings relative to the guideline; and
  - ii. The likelihood of delivery of the outstanding permissions; and
  - iii. The benefits arising from the development; and
  - iv. The impacts of the development, including the cumulative impacts of a number of developments in a settlement; and
  - v. The presumption in favour of sustainable development.
3. Where a settlement housing guideline appears unlikely to be met, additional sites outside the settlement development boundaries that accord with the settlement policy may be acceptable subject to the considerations in paragraph 2 above.

## Explanation

- 3.17 Delivery of the Shropshire-wide housing target for around 27,500 new homes over 2006-2026 is essential to the long-term prosperity of Shropshire. Individual housing guidelines for each settlement are provided in Policies S1-S18. To ensure that delivery is achieved, a positive approach will be taken towards reviews of the Local Plan.
- 3.18 A key component of the housing land supply is the allocated housing sites identified in the Policies S1-S18, with related development guidelines. 'Windfall' development on other sites is also important, both within settlements and in the countryside, including both brownfield and, where sustainable, greenfield sites, having regard to the policies of the Local Plan. The NPPF sets out a presumption in favour of sustainable development with reference to its economic, social and environmental dimensions. With regard to housing development, local considerations include having regard to the design

requirements of relevant Local Plan policies, the mix and type of housing, and the settlement housing guidelines.

- 3.19 The Local Plan design requirements are largely detailed in Policies CS6, CS7, CS17, MD2, MD12 and MD13. New development should be a good neighbour that does not unacceptably impact on existing residential amenity.
- 3.20 To reflect the emphasis that the NPPF places on ensuring a suitable mix of housing and apply Core Strategy Policy CS11, the Shropshire Place Plans will provide information on the different types of housing required at a local level. In this manner the needs of different groups in the community will be identified, including for example the needs of older people, people with disabilities, service families, people looking for their first home, people unable to afford market housing, and people wishing to build their own homes.
- 3.21 The policy sets out the role of the settlement housing guideline in relation to the amount of development coming forward in a settlement. The guideline reflects detailed consideration by the local planning authority and the community on what level of development is sustainable and appropriate during the plan period. The guideline is not a maximum figure but development going beyond it by too great a degree could result in unsustainable development that stretches infrastructure and community goodwill towards breaking point. The policy sets out considerations to which regard will be had in determining applications which would result in the provision of more dwellings than indicated by the guideline for a settlement.
- 3.22 Should there not be a five year supply of housing land in Shropshire as a whole, then paragraph 49 of the National Planning Policy Framework (NPPF) effectively allows sustainable housing developments to take place beyond settlement development boundaries. To ensure that a flexible, responsive supply of housing land is maintained throughout the plan period, if a settlement is struggling to achieve its housing guideline within the plan period then a positive approach will be taken to development on sites that may lie outside the settlement development boundaries but are otherwise in accordance with the relevant settlement policy. In addition, a review of the Local Plan would be actively considered as a means of making further allocations of land to ensure delivery or where a new community-led plan identifies significant additional provision for growth.
- 3.23 To ensure that there are no barriers to delivery, most allocations of land for development in settlement Policies S1-S18 do not make any reference to phasing. Only in cases where there is a specific infrastructure requirement or other specific influence on timing is there any reference in the site allocations to development timescales. For the majority of developments phasing will occur naturally, reflecting market forces and the practicalities of site development. It is expected that the market will improve towards the latter part of the plan period, with higher rates of development in the period 2021-2026 as anticipated in Core Strategy Policy CS10.

**Key Evidence:**

1. Strategic Housing Land Availability Assessment (SHLAA) 2009 & 2014
2. Strategic Housing Market Assessment (SHMA) 2008 & 2014

**Delivery and Monitoring of Policy:**

**This policy will be delivered by:**

- The development management process;
- The Shropshire Place Plans

**The following indicators will be used to monitor the effectiveness of the policy:**

- Number of dwellings built, by settlement (completions);
- Number of dwellings permitted but still outstanding, by settlement (commitments);
- Five year supply of housing land (delivery against Shropshire's total housing requirement)

## MD4 : Managing Employment Development

Employment development will be managed in accordance with spatial strategies CS1 – CS5 and economic and employment strategy CS13. As part of the management of a portfolio of employment land and premises (CS14 and CS19) and to maintain a reservoir of available sites:

1. Employment land and development will be delivered by permitting proposals that are sustainable development and:
  - i. are on committed or allocated sites (portfolio sites) identified in Policies S1 – S18 and on the Policies Map; **or**
  - ii. are other suitable development sites; **and**
  - iii. comprise Class B or sui generis uses which include industrial or commercial employment opportunities;
  - iv. are operations which are compatible with adjoining uses;
  - v. satisfy the relevant settlement policy and accompanying development guidelines.
2. Proposals for alternative uses on portfolio sites which do not satisfy iii. above will only be acceptable where the applicant can also demonstrate that:
  - i. there are no other suitable development sites for the proposal;
  - ii. the development will provide significant employment opportunities or other significant benefits for the sustainability of the community;
  - iii. the development will not adversely affect the range and choice of employment sites in terms of location, quality, type and size.

### Explanation

- 3.24 The strategic supply of employment land is a key resource for this authority, its partners and stakeholders and the commercial property market. The strategic land supply will be used to support and encourage economic development by businesses and investors and to deliver continuing growth and prosperity in the local economy.
- 3.25 The strategic supply comprises the following sources of land and premises. The portfolio of land and premises comprises the committed and allocated sites identified in settlement Policies S1 to S18. This portfolio is complemented by employment development completed since 2006 and the allowances for suitable windfall sites in the Policies S1 to S18. The portfolio is also supported by the protection of existing employment areas in Policy MD9.
- 3.26 The portfolio of land and premises will be delivered through the reservoir particularly land within Shrewsbury and the Sustainable Urban Extensions to the town, Market Towns (including Oswestry) and Key Centres to ensure a continuing, flexible and responsive supply of readily available sites. The Reservoir will continuously deliver, at least a 5 years supply of readily available land. This will be supported by the 'pipeline' supply comprising the

remaining portfolio sites and other suitable employment sites committed during the Plan period.

- 3.27 The portfolio of employment land and premises is shown in the Authority Monitoring Report particularly to satisfy Policies CS1, CS13, CS14 and CS19. The portfolio is structured to show the reservoir of readily available sites initially from 2013 to 2018. The reservoir will be reviewed and updated in the Authority Monitoring Report to maintain the supply of readily available sites from the 'pipeline' supply. The Authority Monitoring Report will therefore provide evidence of the range, choice, distribution and availability of employment sites to satisfy Policies CS2, CS3 and CS4 where applicable. In addition, the Authority Monitoring Report will monitor the completion of windfall sites to satisfy the allowances in Policies S1-S18 to satisfy Policies CS4 and CS5.
- 3.28 The challenge of ensuring that sites are readily available will require the monitoring of both reservoir and 'pipeline' sites. Where sites do not come forward for development or other sites become more readily available, then reservoir sites may be removed or replaced at the annual review.
- 3.29 The reservoir will be reviewed along with the Shropshire Place Plans. Landowners are expected to provide expeditious intervention to ensure their sites are readily available and can be brought to the market. These interventions should include addressing site constraints, making infrastructure investments, marketing their land and developing sites expeditiously in response to demand, in order to deliver their sites within the Plan period. The expeditious intervention by landowners will be considered when determining whether to renew permissions for committed sites especially where the site has been available for 5 years or more.
- 3.30 For each principal settlement, the committed and allocated employment sites are identified in Policies S1 to S18 with appropriate development guidelines. It is expected that reservoir sites will be attractive to the market as they will be readily available development opportunities. Pipeline sites which satisfy developer requirements may also be brought forward and, where the site becomes readily available, may be brought into the reservoir when development is approved and added to the Authority Monitoring Report at the annual review. Development will also be permitted on windfall sites with good prospects for development in the principal settlements to meet the allowances in Policies S1-S18. The delivery of windfall sites in principal settlements is also supported to help maintain the sustainability of rural communities served by the principal settlements. Development will also be permitted on any existing employment sites protected by Policy MD9.
- 3.31 It is expected that larger windfall sites may be required where significant investment opportunities cannot reasonably access reservoir or pipeline sites due to the location, scale or availability of portfolio sites. Accordingly, larger windfall sites may be permitted where they satisfy such investment demands and where the site is capable of being readily available through the proposed investment. These sites will become part of the reservoir when development

is approved and added to the Authority Monitoring Report at the annual review.

- 3.32 The allowances for windfall development in Policies S1-S18 are specifically intended to assist rural areas where allocating sites is impractical especially in Community Hubs and Community Clusters. The delivery of windfall sites will be driven by the demands of the commercial market for economic investment opportunities. This will provide an additional and responsive supply of land to contribute to both the range and choice of sites and the distribution of employment opportunities. Windfall employment development will be permitted in Hubs, Clusters and the countryside where suitable opportunities exist to support local businesses and to sustain rural communities in accordance with Policies S1– S18 and Policies CS5, MD6 and MD7b.
- 3.33 The preferred form of employment development is Class B uses with a special presumption for recycling and environmental industries to help deliver the requirements of Policies CS19 and MD14. The quality and character of these developments will respect the proposed role and function of sites in the portfolio of employment land and premises indicated by the location and scale of the sites, the strategies and development guidelines in Policies S1 to S18 including specified presumptions for recycling and environmental industries and conditional permissions for committed employment sites. In addition to Class B uses, other sui generis uses which comprise commercial or industrial activities may also generate significant employment opportunities and these uses will also be permitted.
- 3.34 Other forms of development also include 'employment generating' uses. To be acceptable for development on portfolio sites, these other uses preferably should provide products or services to other businesses or services to domestic properties (but not the sale of products) to remove the need for access for visiting members of the public. These alternative uses may include Use Classes A, D, C1, C2 or C2A which must satisfy the tests in this policy for alternative uses. The presumption in favour of protecting portfolio sites from alternative uses requires evidence presented in relation to these policy tests to be clear and compelling before alternative uses will be permitted.
- 3.35 In the exercise of this Policy and Policy MD9, it is expected that a greater degree of protection is to be accorded to existing employment sites (Policy MD9) and so, portfolio sites may be treated more flexibly especially where the sites are currently undeveloped. Where portfolio sites are committed or developed it is necessary to avoid conflict with proposed or newly established Class B uses. It is also expected that, where alternative uses are clearly ancillary in scale and function to a Class B or acceptable sui generis use, then the tests for alternative uses need not be applied, in every case.
- 3.36 Whilst there is a generous supply of land for employment development, the strategic land supply will continue to be regarded as a repository of affordable development land. This repository may then be used to meet other development needs by permitting alternative uses which satisfy this Policy, the objectives of Policy CS14 and meet the needs and aspirations expressed by local communities. The scale of this alternative development will be

managed in accordance with the objectives of the County's economic strategy and policies and the objectives and development guidelines in the settlement strategies. Where the strategic supply of land or the availability of sites to replenish the reservoir are being adversely affected then the presumption for Class B or sui generis uses will take precedence in order to deliver the economic objectives of the Plan.

### **Key Evidence:**

1. Shropshire Employment Land Review and Sites Assessment: BE Group for Shropshire Council (2011);
2. Shropshire Strategic Sites and Employment Areas Study : Phase 1 - Shrewsbury: BE Group for Shropshire Council (2012);
3. Delivering a Major Employment Site in Oswestry: ARUP for Shropshire Council (2009);
4. Oswestry Employment Sites Assessment (Draft): BE Group for Oswestry Borough Council (2008);
5. Shrewsbury and Atcham Offices Study: BE Group for Shrewsbury & Atcham Borough Council (2007);
6. SAMDev waste evidence statement (Shropshire Council 2013)
7. Shropshire Authority Monitoring Reports: Shropshire Council
8. Shropshire Strategic Sites and Employment Areas Study : Phase 2 – Market Towns and Key Centres: BE Group for Shropshire Council (2013)

### **Delivery and Monitoring of Policy:**

#### **This policy will be delivered by:**

- The integrated approach to promoting economic development by the Strategic Planning and Business & Enterprise services through Invest in Shropshire
- Allocating employment sites for development in the Plan
- Maintaining a flexible supply of readily available land in the Reservoir of Employment Sites capable of delivering 5 years of development which is reviewed annual to respond to changes in the commercial property market
- Working in partnership with landowners and other stakeholders to deliver readily available employment land through the Reservoir including investment of resources in constrained employment sites
- The development management process;
- Utilising the objectives, priorities and resources in the Shropshire Place Plans to assist the delivery of sites in the employment land supply

#### **The following indicators will be used to monitor the effectiveness of the policy:**

- Area and floorspace of Class B land developed each year by type;
- Area of Class B land developed below 0.1 hectare and the distribution of this development



**Delivery and Monitoring of Policy:**

- Non Class B uses by type, developed on employment land
- Annual change in the readily available supply of employment land and premises

Pre-Adoption

## MD5: Sites for Sand and Gravel Working

1. The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the site identified on the Policies Map and allocated in Schedule MD5a below.
2. Where monitoring demonstrates that the further controlled release of sand and gravel reserves is required, then the subsequent development of mineral working will be considered at the sites identified in Schedule MD5b below. Applications for earlier development of these sites will be considered on their merits. In considering any such application, particular regard will be paid to:
  - i. the need to control potential cumulative impacts associated with concurrent or sequential mineral extraction operations in a specific area, including through the imposition of output or timescale restrictions where these are necessary to reduce the potential for market oversupply and cumulative adverse environmental impacts;
  - ii. whether the early release of the site would enhance sustainability through meeting an identified local need.
3. Proposals for mineral working falling outside the allocated areas will be permitted where developers can demonstrate that:
  - i. the proposal would meet an unmet need or would prevent the sterilisation of the resource; and,
  - ii. the proposal would not prejudice the development of the allocated sites; or,
  - iii. significant environmental benefits would be obtained as a result of the exchange or surrender of existing permissions or the site might be significantly more acceptable overall than the allocated sites, and would offer significant environmental benefits.

### Schedule MD5a: Phase 1 Site Allocations:

Development of the allocated mineral sites identified on the Policies Map should be in accordance with relevant Local Plan policies and the development guidelines set out in this schedule.

Allocated Sites	Development Guidelines
<b>Wood Lane North extension</b> (Ellesmere)	Development subject to: <ol style="list-style-type: none"> <li>1. The completion of a project-level Habitats Regulations Assessment (HRA) in accordance with Policy MD12. Particular regard should be paid to effects on water quality and to impacts</li> </ol>

Allocated Sites	Development Guidelines
(see Policies map S8 Ellesmere Area, Inset 8)	<p>arising from sedimentation, hydrological changes and dust on the Cole Mere Ramsar site and the White Mere Ramsar site. Permission will not be granted if adverse effects on the integrity of either site cannot be avoided or mitigated in line with Policy MD12;</p> <ol style="list-style-type: none"> <li>2. The effects of the development on hydrogeology and hydrology will be a key consideration requiring the submission of detailed measurements and analysis to give an accurate understanding of issues and allow the development of avoidance or mitigation measures;</li> <li>3. Further assessment and mitigation measures to adequately control adverse impacts on the natural environment including dust, sediment and pollution;</li> <li>4. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks;</li> <li>5. a site restoration scheme which will be designed to deliver significant wildlife and recreation benefits, particularly in relation to the nearby Colemere Ramsar Site;</li> <li>6. further assessment and appropriate mitigation measures to address potential impacts on heritage assets since there is a Scheduled monument and listed buildings within 700m;</li> <li>7. further consultation and appropriate mitigation measures to reflect the fact that the site is within an airfield safeguarding zone to address the potential safety impact of any plant structures and bird strike issues;</li> </ol>

**Schedule MD5b: Phase 2 Site Allocations:**

Development of the allocated mineral sites identified on the Policies Map should be in accordance with relevant Local Plan policies and the development guidelines set out in this schedule.

Allocated Sites	Development Guidelines
<b>Gonsal extension</b> (Condover)  (see Policies map S16 Shrewsbury)	<p>Development subject to:</p> <ol style="list-style-type: none"> <li>1. the creation of a new access to the A49 which would deliver significant local transport benefits over current access arrangements;</li> <li>2. further assessment and appropriate mitigation measures to address potential impacts on residential amenity for properties</li> </ol>

Allocated Sites	Development Guidelines
area Inset 7)	<p>along the site boundary and the edge of the village of Condover which would be in the prevailing wind (dust and noise issues would require mitigation);</p> <ol style="list-style-type: none"> <li>3. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks;</li> <li>4. a site restoration scheme which will be designed to deliver significant wildlife and recreation benefits;</li> <li>5. further assessment and appropriate mitigation measures to address potential impacts on the setting of historic environment assets, including Condover Hall listed building and school (700m) and Condover registered park and garden (100m).</li> </ol>
<p><b>Morville Extension:</b> (see Policies map S3 Bridgnorth area, Inset 5)</p>	<p>Development subject to:</p> <ol style="list-style-type: none"> <li>1. further assessment and appropriate mitigation measures to address potential impacts on adjacent residential properties;</li> <li>2. measures to control any potential cumulative impacts associated with concurrent or sequential mineral extraction operations served by the same highway access;</li> <li>3. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks;</li> <li>4. a site restoration scheme which will be designed to deliver significant wildlife benefits.</li> </ol>

## Explanation

3.37 National policy guidance requires Shropshire to maintain an adequate and steady supply of sand and gravel during the Plan period, taking account of the existing production guideline established by the West Midlands Aggregate Working Party. The adopted Core Strategy establishes that Shropshire Council will adopt an approach which maintains the current level of production and Shropshire's current percentage regional contribution, unless and until more robust evidence is assembled which indicates that higher levels of production are required. The Core Strategy also establishes that additional sites need to be allocated within the broad locations identified in Policy CS20 to achieve this.

3.38 Shropshire is currently responsible for producing just over 8% of the relevant sub-national target for sand and gravel and 100% of the apportionment guideline for Shropshire and Telford & Wrekin since there is currently no sand and gravel working in Telford & Wrekin. The majority of the material produced is used locally within Shropshire to supply the construction industry with building sand, concrete and concrete products. In 2012 there were 8

permitted sites in the Plan area, 7 of which were operational. There are also two sites at Barnsley Lane, near Bridgnorth and Woodcote Wood, near Sherrifhales, where a resolution has been made to grant planning permission, but where consent has yet to be issued. These are termed 'unworked site commitments'. The permitted landbank of permissions was equivalent to about 16.5 year's production in 2011 (RAWP Annual Report 2011).

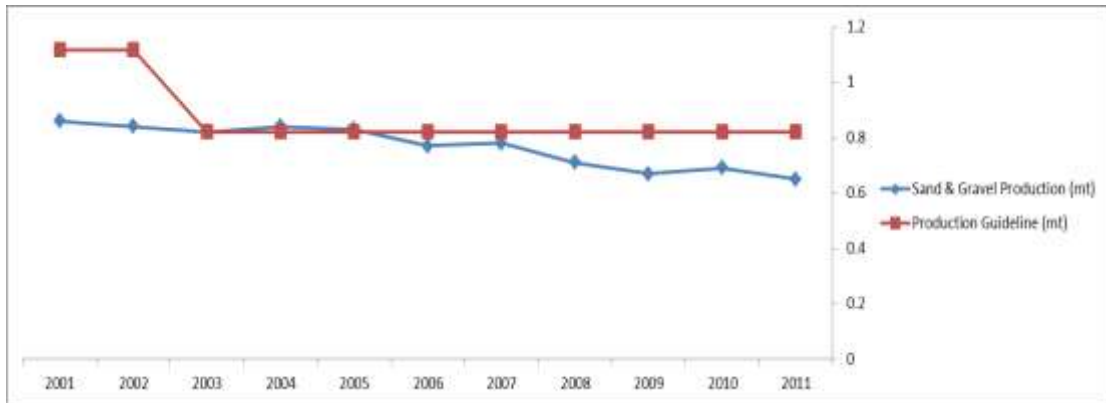
- 3.39 Technical work prepared in support of the Core Strategy (and reviewed and updated as part of the Local Aggregate Assessment 2013) establishes that, although a revised guideline has been proposed for the period 2005 - 2020, this remains unconfirmed by Government and the current guideline for sand and gravel production in Shropshire and Telford & Wrekin is therefore currently 0.82 million tonnes per year. Whilst national policy guidance only requires the maintenance of a landbank of 7 years for sand and gravel, the Shropshire Core Strategy (Policy CS20 and paras 7.29-7.30) commits to allocating additional resources to maintain existing levels of production over the Plan period to 2026 in order to provide certainty, and to provide for flexibility and local competition. The implications of this approach for the production of sand and gravel during the Plan period is summarised in Tables 5.1 – 5.3 below:

*Table MD5.1: Shropshire Sand & Gravel Production Guideline 2012 – 2026  
(million tonnes)*

	<b>Production guideline per year</b>	<b>2012 - 2026</b>	<b>Production Requirement 2012 - 2026</b>	<b>(Minimum 7 year production Requirement)</b>
Established Sub-National Guideline (2001-2016)	0.82	14	11.48	5.74

- 3.40 The market area for sand and gravel aggregates produced in Shropshire is generally local and whilst some material is supplied into adjacent areas to the north and west, very little sand and gravel produced from Shropshire is currently exported eastwards to the main markets in the West Midlands conurbation due to the availability of more proximate and higher quality materials closer to these markets.
- 3.41 The majority of sand and gravel working in Shropshire is now from glacial or bunter deposits which are of more variable quality than river terrace materials which have now been largely worked out. Sand and gravel deposits in Shropshire frequently contain a high proportion of sand and more limited quantities of gravel and often suffer from clay and lignite contamination. These characteristics mean that deposits often require additional processing to generate a saleable product. As shown in Figure 5.1 below, annual production of sand and gravel has been consistently below the level of the production guideline since 2006.

Figure MD5.1: Mineral production trends 2001 - 2011



3.42 The latest available data indicates that the 10 year trend for sand gravel sales in Shropshire and Telford & Wrekin is 0.74mt and the 3 year trend is 0.66mt, both of which are well below the current production guideline of 0.82mt.

3.43 In addition, almost 70% of sand and gravel reserves, equivalent to 65% of the annual production target, is contained in three site commitments which have remained unworked for over 5 years. This strongly suggests that both local demand and cross boundary markets are not currently strong enough to support the level of capital investment which would be required to implement these sites, although they are still likely to become viable over the Plan Period. In these circumstances, the Plan assumes that these sites will make only a modest contribution to the supply of sand and gravel during the Plan Period, meaning that additional site allocations are required to maintain an adequate and steady supply of sand and gravel during the Plan period as shown in Table 5.2 below:

Table MD5.2: Shropshire Sand & Gravel Reserves and Production 2012 – 2026 (million tonnes)

	Estimated Reserve *	Production Requirement	Shortfall
Operational Sites 2012-2026	4.36		
Unworked Site commitments	4.60		
<b>Total</b>	<b>8.96</b>	<b>11.48.</b>	<b>2.52</b>

\* The mineral which could be produced at maximum output during the period 2012 - 2026

3.44 Shropshire Council has identified three preferred site allocations which could help to meet the production shortfall identified in Table 5.2 above. The effect of these allocations, together with a small allowance for windfall capacity is shown in table 5.3 below. This approach generates a modest surplus. Regular monitoring will track the production of sand and gravel over the Plan period and demonstrate the need for review. The allocation of these sites is in two phases, in order to help address the potential for cumulative impacts at

Morville, where an existing site and a preferred allocation are served by the same road access.

Table MD5.3: Delivering the Production Requirement (million tonnes)

	<b>Production Potential 2012 – 2026</b>
Production Requirement	11.48
Existing Reserves at Operational & Committed Sites	8.96
Preferred Allocations	4.10
Windfall allowance	1.0
<b>TOTAL Production Potential</b>	<b>14.06</b>
<b>Production surplus</b>	<b>2.58</b>

- 3.45 The SAMDev Minerals HRA indicates that the Wood Lane North extension could adversely affect the integrity of the Cole Mere Ramsar site and the White Mere Ramsar site and that a project-level HRA is required at the planning application stage. Detailed information and an analysis of water movements as well as stringent mitigation management plans will be required to support this HRA. If the HRA indicates that harm arising from the disturbance of ground or surface water flows, reduced water quality, increased sedimentation and the effects of dust cannot be avoided or mitigated in line with Policy MD12, then permission will be refused. Further information is also available in the SAMDev Minerals Habitats Regulation Assessment.

### Key Evidence:

1. *Draft Local Aggregates Assessment (Shropshire Council 2014)* summarises available information about the working of aggregate resources;
2. *Shropshire Site Allocations and Management of Development Plan, Mineral Allocations for the Plan period 2012 – 2026, Habitat Regulations Assessment, Stage 3 Report (Specific sites), (Shropshire Council, January 2014)* assesses the potential for proposed mineral allocations to impact upon European Designated Sites;
3. *National and Regional Guidelines for Aggregates Provision in England 2005-2020 (CLG September 2011)*: sets out revised guidelines for aggregates provision for each Mineral Planning Authority in England (including Shropshire) for the period 2005 to 2020 inclusive. It also indicates how the guidelines should be taken into account in the planning process as a material planning consideration;
4. *West Midlands Aggregates Working Party Annual Report (WMRAWP 2010)*: provides statistical information on the sales and remaining reserves of aggregate minerals for each Mineral Planning Authority Area, derived from data provided by the minerals industry and collected and collated by each individual MPA;
5. *Assessing Sand and Gravel Sites for Allocation in the Shropshire Sub-Region (Entec 2010)*: applies a standardised, desk based site assessment process to potential sites for future sand and gravel working to generate a ranked list of preferred sites for allocation to deliver the sub-regional apportionment.

### Delivery and Monitoring of Policy:

#### **This policy will be delivered by:**

- The development management process;

#### **The following indicators will be used to monitor the effectiveness of the policy:**

- The annual production of sand and gravel;
- The available landbank for sand and gravel;



## MD6 : Green Belt

### Green Belt

1. In addition to meeting the general requirements that apply in the countryside as set out in Policies CS5 and MD7a and MD7b, development proposed in the Green Belt must be able to demonstrate that it does not conflict with the purposes of the Green Belt. Further to these requirements the following development will be supported:
  - i. Limited infill development in identified Community Hubs or Clusters that accords with Policy MD3 and can demonstrate that it is sympathetic to the character of the settlement and the settlement policy, and in all other respects meets the policy tests set out in the Local Plan;
  - ii. Development on previously developed sites, which would not have a greater impact on the openness of the Green Belt than the existing development, providing the development is for employment or economic uses, defence uses, local community use or affordable housing; and the development enhances the site and its contribution to the landscape setting.

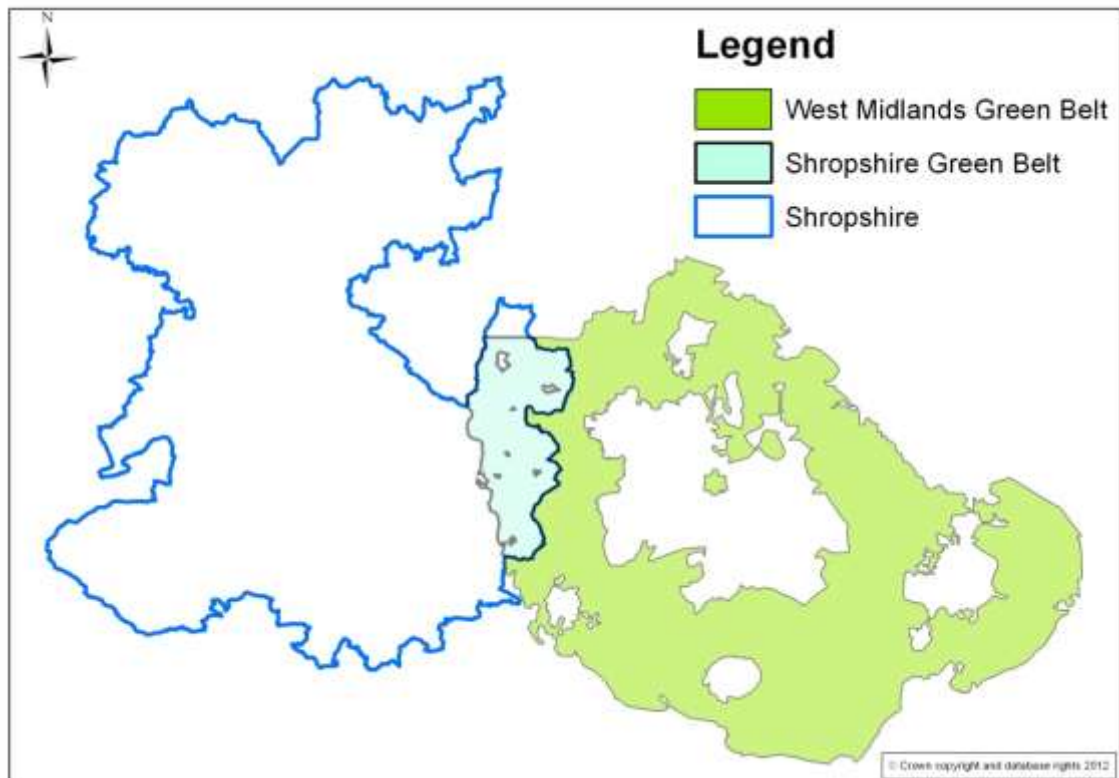
### Cosford

2. RAF Cosford and museum are identified on the Policies Map as a major developed site within the Green Belt in which additional development for military uses or redevelopment for economic uses would be appropriate as a major contributor to Shropshire's economy and as part of securing the future of Albrighton as a sustainable settlement.

### Explanation

- 3.46 The part of Shropshire that lies to the east of the River Severn and south of the A5 is included in the West Midlands Green Belt, as shown in map MD6.1. The fundamental purposes of the Green Belt are to prevent urban sprawl and to provide certainty that the land that lies between major urban areas will remain undeveloped over the long term.
- 3.47 The policy supports sustainable development at two levels: at a sub-regional level it plays a strategic role in also supporting the sustainable development of the large urban areas. At the local level it supports the rural economy and local housing needs for those rural areas that fall within the Green Belt.

Map MD6.1: Extent of the Green Belt around the West Midlands Conurbation



- 3.48 A detailed review of the Green Belt boundary will be undertaken in the Local Plan review, as part of looking at sustainable growth options. The review of the Green Belt will use a methodology that is consistent with neighbouring authorities.
- 3.49 In the Green Belt the normal countryside Policies CS5 and MD7a and MD7b apply, with the Green Belt Policy MD6 providing an additional policy layer that reflects the extra protection afforded to Green Belts. Policy MD6 is consistent with, but does not repeat, the specific national policy on Green Belts that is set out in paragraphs 79 to 92 of the NPPF.
- 3.50 The settlements of Alveley, Beckbury, Claverley and Worfield, and the Industrial Estates at Alveley and Stanmore, will continue to not be included in the Green Belt. Countryside Policies CS5 and the relevant requirements of MD7a and MD7b apply in these settlements.
- 3.51 Settlements that are 'washed over' by the Green Belt but which "opt in" to become Community Hub or Cluster Settlements at any time during the Plan period will be considered suitable for limited infilling, including for small scale market housing, in accordance with Policy CS4 and NPPF paragraph 89.
- 3.52 Development on previously developed (brownfield) sites will be limited to employment, economic, community or affordable housing uses in accordance with Core Strategy Policy CS1, which states that development outside community hub and community cluster settlements will "primarily be for

economic diversification and to meet the needs of the local communities for affordable housing to satisfy CS11 and CS13”.

- 3.53 Exception sites for local needs affordable housing on suitable sites adjoining recognisable named settlements are allowed by Core Strategy Policies CS5 and CS11 as an exception to normal policies. This also applies to suitable sites adjoining settlements in the Green Belt. Exception site proposals should meet the detailed criteria on site suitability, “local need” and eligibility contained in the Type and Affordability of Housing Supplementary Planning Document.
- 3.54 The Cosford military base and Royal Air Force Museum is a major developed site lying within the Green Belt in close proximity to the village of Albrighton. The future of the base is uncertain, with options that range from accommodating a returning army battalion to possible expansion of the existing Defence College of Aeronautical Engineering to realise the economic potential of the site. The three Local Enterprise Partnerships (LEPs) in the area have collaborated to provide a positive endorsement of the future use of the site for economic diversification, building on the current aeronautical expertise at the base and amongst local people. The policy provides certainty that development that would contribute positively to the Shropshire economy and the sustainability of Albrighton would be positively received.

#### Key Evidence:

1. *West Midlands Regional Spatial Strategy 2008* contains the long-standing approach to development around the conurbation, agreed by all the West Midlands Councils;
2. *Cosford Vision 2012* jointly produced by the three Local Enterprise Partnerships (Marches LEP, Black Country LEP, Stoke on Trent and Staffordshire LEP) available at:  
<http://static.shropshire.gov.uk/publications/CosfordVision2012/CosfordVision2012.pdf>

#### Delivery and Monitoring of Policy:

**This policy will be delivered by:**

- The development management process;
- The Type and Affordability of Housing Supplementary Planning Document.

**The following indicators will be used to monitor the effectiveness of the policy:**

- Planning consents in the Green Belt, by development type.

## MD7a : Managing Housing Development in the Countryside

1. Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs and other relevant policy requirements. In the case of market residential conversions, requiring planning permission, the conversion of buildings to open market use will only be acceptable where the building is of a design and form which is of merit for its heritage/ landscape value, minimal alteration or rebuilding is required to achieve the development and the conversion scheme would respect the significance of the heritage asset, its setting and the local landscape character. In order to protect the long term affordability of single plot exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions.
2. Dwellings to house essential rural workers will be permitted if:-
  - a. there are no other existing suitable and available affordable dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural business; and,
  - b. in the case of a primary dwelling to serve a business without existing permanent residential accommodation, relevant financial and functional tests are met and it is demonstrated that the business is viable in the long term and that the cost of the dwelling can be funded by the business. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing will be required, calculated in accordance with the current prevailing target rate and related to the floorspace of the dwelling;or,
  - c. in the case of an additional dwelling to provide further accommodation for a worker who is required to be present at the enterprise for the majority of the time, a functional need is demonstrated and the dwelling is treated as affordable housing, including size restrictions. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, it will be made available as an affordable dwelling, unless it can be demonstrated that it would not be suitable. Where unsuitability is demonstrated, a financial contribution to the provision of affordable housing, equivalent to 50% of the difference in the value between the affordable and market dwelling will be required.

Such dwellings will be subject to occupancy conditions. Any existing dwellings associated with the rural business may also be subject to occupancy restrictions, where appropriate. For primary and additional rural workers' dwellings permitted prior to the adoption of the Core Strategy in March 2011,

## MD7a : Managing Housing Development in the Countryside

where occupancy restrictions are agreed to be removed, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate and related to the floorspace of the dwelling.

4. In addition to the general criteria above, replacement dwelling houses will only be permitted where the dwelling to be replaced is a permanent structure with an established continuing residential use. Replacement dwellings should not be materially larger and must occupy the same footprint unless it can be demonstrated why this should not be the case. Where the original dwelling had been previously extended or a larger replacement is approved, permitted development rights will normally be removed.
5. The use of existing holiday let properties as permanently occupied residential dwellings will only be supported if:
  - a. the buildings are of permanent construction and have acceptable residential amenity standards for full time occupation; and,
  - b. the dwellings are restricted as affordable housing for local people; or,
  - c. the use will preserve heritage assets that meet the criteria in Policy CS5 in relation to conversions and an affordable housing contribution is made in line with the requirements set out in Core Strategy Policy CS11.

### Explanation

- 3.55 New housing development will be focused in strategically agreed locations (as set out in Core Strategy Policy CS1) and Community Hubs and Clusters as identified in MD1. Local Plan policies however, also allow exception site dwellings and residential conversions in the countryside as sustainable housing solutions to meet recognised local housing needs or to help secure the future of buildings which are valued as heritage assets. The detailed criteria for the assessment and subsequent treatment of exception housing proposals are set out in the adopted Type and Affordability of Housing SPD and Core Strategy Policy CS5 sets out the framework for the consideration of residential conversions.
- 3.56 Whilst permitted development provisions have been introduced allowing change of use of agricultural buildings to residential use from April 2014, some proposals, including those within the AONB, Conservation Areas and relating to listed buildings, will be subject to planning control. In addition to the requirements in MD13, to comply with Policy CS5, applications for conversions to open market residential uses should provide evidence of: the buildings' merits, the scheme's contribution to local character, distinctiveness and sustainability improvements. Where appropriate, development should meet the higher standards of sustainable design set out in Core Strategy Policy CS6 and in MD2.
- 3.57 The National Planning Policy Framework (NPPF) states that new isolated homes in the countryside should be avoided unless there are exceptional

circumstances, including an essential need for a rural worker to live permanently at or near their place of work. The criteria for the evaluation of applications for rural workers' dwellings (including for temporary permissions) were set out in Annexe A of PPS7. This approach is comprehensive and well tested, setting out clear guidelines for applicants, and has been incorporated in existing Core Strategy Policy CS5 and in the Type and Affordability of Housing SPD, adopted in September 2012. The NPPF does not include the detailed assessment criteria set out in PPS7, therefore the inclusion of requirements in Policy MD7 and guidance in SPD will continue to provide necessary clarity for the consideration of applications for new rural workers' dwellings and for the removal of occupancy restrictions attached to existing dwellings, including with regard to the calculation of the appropriate financial contribution to provision of affordable housing.

- 3.58 The Policy identifies two categories of rural workers' dwellings and sets out what the approach will be to each, including what conditions will be attached. These include occupancy conditions, limiting occupation to a rural worker meeting specified criteria and/or limiting the dwelling for occupation in conjunction with the rural business operation to which it relates, recognising that there may be more than one rural enterprise within a rural business. These conditions may be attached to existing unrestricted dwellings associated with the business, as well as the newly permitted unit, in order to prevent rural workers dwellings being lost from the available stock. The first type of rural worker's dwelling is the main house for the business (for agricultural businesses, traditionally the main farm residence) and the second relates to additional dwellings to provide for other workers who are employed by the enterprise(s).
- 3.59 For new primary dwellings, relevant financial and functional tests are required to assess need and viability, and the occupation of the dwelling will be appropriately limited by condition. It would be expected that the scale and type of dwelling proposed is closely related to the evidenced needs of the business and proportionate to the scale of the business. However, in recognition that it is the primary dwelling, potentially serving as a family home, and providing specialist accommodation such as business office and utility areas, there is no firm restriction on the size of the dwelling, although the applicant must be able to demonstrate that the cost of the dwelling can be funded solely by the business itself. In the eventuality that the dwelling is no longer required and sold on the open market, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate as set out in the Type and Affordability of Housing SPD. As the rate is applied to the floorspace of the dwelling, the larger the dwelling the greater the contribution. This is a more flexible approach than for additional rural workers' dwellings (see below) on the basis that the dwelling is the primary residence, is integral, may be tied to the business and its financing, and also that it may not be appropriate in design, type or location for sale as an affordable dwelling.
- 3.60 The second category of rural workers dwelling, relating to the provision of further accommodation, is essentially a specialist type of affordable dwelling

(as set out in Core Strategy Policy CS5) and will be treated in a similar way when considering proposals. However, in this case, should the dwelling no longer be required as an occupational dwelling, it is expected that it will normally become part of the affordable housing stock, either as an owner occupied or rented property. If a proposed sale of the property as an affordable dwelling to buyers meeting local needs criteria is not possible within an appropriate time frame, and the property is sold on the open market without affordable housing restrictions, there will be requirement that a financial contribution equivalent to 50% of the uplift in market value that is achieved through the removal of the restriction will be paid to the Council. These monies will be used by the Council to fund the provision of other affordable housing. This approach matches that which has been adopted by the Council for other owner occupied exception dwellings and is set out in the Type and Affordability of Housing SPD. The local needs exception policy mechanism also facilitates the delivery of affordable exception dwellings, not tied to a rural enterprise or business but in other appropriate locations to provide for evidenced local needs, and offers an alternative means of meeting the housing requirements of rural workers.

- 3.61 The policy also clarifies the Council's approach regarding affordable housing contributions in relation to the removal of occupancy conditions on essential rural workers' dwellings permitted prior to the adoption of the Core Strategy in March 2011. In these cases, as with new primary dwellings, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate and related to the floorspace of the dwelling, reflecting that the effect of the removal of the conditions is the creation of a new unrestricted dwelling in the countryside. An affordable housing contribution will however not be required from pre-existing dwellings which have retrospectively become subject to occupancy conditions as a result of a planning approval for a new rural workers dwelling for the enterprise or business.
- 3.62 The control of replacement of dwellings in the countryside needs to be considered in conjunction with the general criteria in the policy below which also highlights and addresses visual, heritage loss and other impacts associated with proposals for replacement buildings. In the case of residential properties, there is additionally the objective of regulating the size of replacement properties in order to limit the tendency towards the provision of larger dwellings in the countryside and to maintain a mix of dwelling types. Further explanation is provided in the Type and Affordability of Housing SPD.
- 3.63 Holiday lets are essentially residential properties in the countryside which are limited in the extent of their occupation by conditions attached to the planning permission. They encompass a wide range of building types, from chalets to barn conversions, and may have been supported, as dwelling units in the countryside, on the basis of their contribution to economic sustainability, in particular the local tourism base. The policy sets out the criteria that will be taken into consideration when applications are received to use holiday properties as permanent dwellings. It seeks to limit potential full time occupation to appropriately located, permanent dwellings meeting relevant

building regulations and other housing standards. Thus permanent occupation of structures such as caravans and chalets would not normally be appropriate. Additionally in accordance with the tourism Policy MD11 applicants will also need to justify that the loss of the properties would not have a significant adverse impact on the local visitor economy. Where it is accepted that a full time dwelling is appropriate, the preference will be for a change to an affordable dwelling. Open market residential use will only be accepted where the conversion has met the criteria set out in Policies CS5 and MD13 and retains identifiable heritage value. Where additional alterations are proposed these must respect the significance of the heritage asset, its setting and the local landscape character. An affordable housing contribution at the current prevailing rate will also be required, if it has not been previously paid, as it would with the creation of any new market dwelling. Further guidance is provided in the Type and Affordability of Housing SPD.



## MD7b– General Management of Development in the Countryside

Further to the considerations set out by Core Strategy Policy CS5:

1. Where proposals for the re-use of existing buildings require planning permission, if required in order to safeguard the character of the converted buildings and/or their setting, Permitted Development Rights will be removed from any planning permission.
2. Proposals for the replacement of buildings which contribute to the local distinctiveness, landscape character and historic environment, will be resisted unless they are in accordance with Policies MD2 and MD13. Any negative impacts associated with the potential loss of these buildings, will be weighed with the need for the replacement of damaged, substandard and inappropriate structures and the benefits of facilitating appropriate rural economic development.
3. Planning applications for agricultural development will be permitted where it can be demonstrated that the development is:
  - a. of a size/ scale and type which is consistent with its required agricultural purpose and the nature of the agricultural enterprise or business that it is intended to serve;
  - b. Well designed and located in line with CS6 and MD2 and where possible, sited so that it is functionally and physically closely related to existing farm buildings;and,
  - c. There will be no unacceptable impacts on environmental quality and existing residential amenity.

### Explanation

- 3.64 In order to promote a sustainable approach to development, proposals which minimise the impacts of new development, appropriately conserve the existing historic and landscape resource, and/or provide environmental amelioration are encouraged. This will include the appropriate re-use of existing suitable buildings and previously developed land.
- 3.65 Shropshire has a wealth of traditional rural buildings which can be important landscape features and form part of the heritage resource but may no longer be particularly suitable for their original purpose. Alternative uses, as identified in Policy CS5, which can help ensure that these buildings are retained, limit the visual impact of new construction and provide recycling of the building resource, are generally encouraged by the Local Plan. In order to ensure that the benefits of a conversion scheme are maintained and that future visual impacts on the building and setting are managed, this Policy allows subsequent changes to converted properties to be controlled through

conditions attached to the planning permission for conversion. An element of new build will be positively considered where it meets sustainable design criteria in Policy MD2 (Sustainable Design) and delivers the benefits identified in Policy MD13 (Historic Environment). Decision making on conversion proposals will also be informed by relevant evidence, including the Shropshire Historic Farmstead and Landscape Project, other Plan criteria, in particular in Policy MD13, and guidance in a Historic Environment SPD.

- 3.66 Proposals for replacement of dwellings and other buildings can significantly impact on the character of the countryside and there is a need to ensure appropriate scale, design and location of new development. Where planning applications for replacement buildings for economic purposes are proposed that differ significantly from the original building, it should be demonstrated why a particular design or scale of replacement building is required.
- 3.67 The changing needs and effects of agricultural and other related businesses in the countryside are a particular local issue, in particular the impacts of large scale agricultural buildings. General sustainable design criteria and development management considerations are as relevant to this type of development as other proposals in the countryside and the Plan seeks to balance the needs of the countryside as a working environment with its role as a place to live and enjoy. The policy defines the primary considerations that will be taken into account in considering agricultural development proposals which require planning consent. Additional criteria set out in other relevant policy such as MD2 Sustainable Design and MD12 Natural Environment which, for example, highlights special requirements in the Shropshire Hills AONB, which would also need to be taken into account in considering applications. It should be noted that where appropriate, planning conditions will be attached to a permission to control the quality of the development and to ensure the scheme incorporates appropriate agreed mitigation measures such as coloured external cladding, landscaping and waste management.
- 3.68 When considering development proposals, the need to support rural vitality and the viability of countryside as a dynamic, functional environment and an environmental and economic resource will be a significant consideration. The NPPF positively encourages flexible working practices including the integration of employment and residential uses. It also highlights that isolated new homes in the countryside should be avoided, therefore this will also be a factor taken into consideration in assessing proposals for live work units, particularly where it is apparent the residential use far outweighs the work element. In line with the sustainability aspirations expressed in this Plan, the re-use of existing buildings provides an opportunity for these types of combined uses where proposals take into account the suitability of buildings and location for the use and other policy requirements, in particular Core Strategy Policies CS5 and CS6 and Policy MD2.
- 3.69 Employment uses are not specifically covered in this policy as the National Planning Policy Framework( in particular paragraph 28), Core Strategy Policies CS5, CS13 and Policies MD4 and MD11 (tourism and leisure) provide a supportive enabling context and the other policies in the plan a

basis for detailed consideration of proposals which require planning permission.

### **Key Evidence:**

1. Shropshire Local Development Framework Adopted Core Strategy, 2006-2026 (Shropshire Council, 2011);
2. Shropshire Historic Environment Record (ongoing);
3. Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated);
4. Shropshire Historic Landscape Character Assessment (Shropshire County Council, 2004);
5. Shropshire Historic Farmstead Characterisation Project (Shropshire Council 2010);
6. Shropshire Hills AONB Management Plan 2009 – 2014 & subsequent updates (Shropshire Hills AONB Partnership, 2009);
7. Shropshire Authority Monitoring Reports ( Shropshire Council)

### **Delivery and Monitoring of Policy:**

#### **This policy will be delivered by:**

- The development management process;
- Type and Affordability of Housing SPD adopted September 2012 and any subsequent updates or revisions;
- Preparation of a revised Sustainable Design SPD;
- Preparation of a Natural Environment SPD;
- Preparation of an Historic Environment SPD;
- The LDF Implementation Plan;

#### **The following indicators will be used to monitor the effectiveness of the policy:**

- Affordable housing completions in rural areas;
- Percentage of new and converted dwellings in rural areas on previously developed land;
- Number of barn conversions in rural areas;
- Amount of floorspace developed for employment by type in rural areas;
- Number of new dwellings permitted in countryside

## MD8 : Infrastructure Provision

### Existing Infrastructure

1. Development should only take place where there is sufficient existing infrastructure capacity or where the development includes measures to address a specific capacity shortfall which it has created or which is identified in the LDF Implementation Plan or Place Plans. Where a critical infrastructure shortfall is identified, appropriate phasing will be considered in order to make development acceptable.
2. Development will be expected to demonstrate that existing operational infrastructure will be safeguarded so that its continued operation and potential expansion would not be undermined by the encroachment of incompatible uses on adjacent land.

### New Strategic Infrastructure

3. Applications for new strategic energy, transport, water management and telecommunications infrastructure will be supported in order to help deliver national priorities and locally identified requirements, where its contribution to agreed objectives outweighs the potential for adverse impacts. Particular consideration will be given to the potential for adverse impacts on:
  - i. Residential and other sensitive neighbouring land uses;
  - ii. Visual amenity;
  - iii. Landscape character and sensitivity, including impacts on sensitive skylines;
  - iv. Natural and heritage assets, including the Shropshire Hills AONB (Policies MD12 and MD13);
  - v. The visitor and tourism economy including long distance footpaths, cycle tracks and bridleways (Policy MD11);
  - vi. Noise, air quality, dust, odour and vibration;
  - vii. Water quality and resources;
  - viii. Impacts from traffic and transport during the construction and operation of the infrastructure development;
  - ix. Cumulative impacts.

Development proposals should clearly describe the extent and outcomes of community engagement and any community benefit package.

4. The following infrastructure specific criteria will also apply:

#### *Renewable Energy Infrastructure*

- i. In the case of wind energy proposals, proposals will be assessed against national policy guidance; pending the development of new local policy as part of the proposed Plan Review;
- ii. In the case of biomass, anaerobic digestion and geothermal energy proposals, particular attention will be also be paid to the potential for opportunities to recover heat and power;

## MD8 : Infrastructure Provision

- iii. In the case of hydro-electric energy schemes, particular attention will also be paid to impacts on flood risk, ecology, water quality and fish stocks;

### *Other New Infrastructure*

- iv. In the case of water treatment infrastructure, particular attention will also be paid to impacts on water quality in the local river catchment and impacts on the sewerage network;

### *Monitoring and Decommissioning*

- v. Where planning permission establishes performance standards, applicants will be expected to demonstrate compliance through the submission of regular monitoring reports;
- vi. Proposals for temporary infrastructure will be expected to include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use;
- vii. Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.

## Explanation

3.70 To help deliver sustainable communities in Shropshire, we need to support the delivery of new strategic infrastructure to address existing capacity shortfalls which are identified in the Implementation Plan or local Place Plans. Critical infrastructure shortfalls such as those relating to waste water management may require development to adopt specific design measures or phasing. We also need to ensure the continued operation of existing infrastructure which makes an essential contribution to sustainable communities. Where appropriate developers will be expected to provide evidence that the capacity of existing infrastructure is sufficient to accommodate a proposed development. This policy supplements national guidance and Core Strategy Policy CS8 by identifying criteria which are intended to be used as a benchmark against which to assess applications for specific types of strategic infrastructure.

3.71 Strategic infrastructure includes energy, water management, transport, and telecommunications networks and facilities. Agreed objectives for strategic infrastructure derive from the requirements of national policy or infrastructure planning programmes and the objectives established for critical or priority infrastructure which are identified in the Council's LDF Implementation Plan and Place Plans. Nationally Significant Infrastructure Projects, such as those for energy, transport, water, waste water, and waste infrastructure are decided by the Planning Inspectorate rather than Shropshire Council. Such decisions are guided by National Policy Statements which also provide useful guidance for local decision making. Local policy guidance relevant to green infrastructure is provided in Policies CS17 and MD12. Policy guidance

relevant to the recovery of heat and power from waste is provided in policies CS19 and MD14. Good practice guidance on hydropower schemes is available from the Environment Agency. Strategic infrastructure excludes infrastructure which meets the needs of a single dwelling.

- 3.72 Further information about landscape character is provided in the Shropshire Landscape Character Assessment and Historic Landscape Characterisation. Additionally, Policy MD13 seeks to protect, conserve and sympathetically enhance heritage assets. In order to minimise potential adverse impacts on visual amenity, landscape character and sensitivity, consideration should be given to the colour and materials of significant built structures and to the proportional relationship between their size and the surrounding landscape context.
- 3.73 Community involvement should be considered as an integral part of the development process for strategic infrastructure. The local community should be engaged, by the developer, throughout the development process and from an early stage, ideally utilising a local exhibition or presentation where community views can be sought and recorded. Consultation should allow sufficient time to seek community views and opinions, and take them into consideration, prior to the submission of any final planning application. Any planning application should detail the community engagement which has been completed together with a summary of any views or representations received and the way in which the planning application was amended to take account of such representations.

#### *Renewable Energy*

- 3.74 National Policy Guidance requires Shropshire to help deliver radical reductions in greenhouse gas emissions, through the delivery of renewable and low-carbon energy infrastructure (National Planning Policy Framework Paragraph 93). The UK has agreed a target to achieve 15% of its energy consumption from renewable sources by 2020 (Renewable Energy Directive 2009). The development of renewable energy generation infrastructure will make a vital contribution to meeting these targets (NPPF Paragraphs 17 and 97) and we must therefore encourage renewable technologies.
- 3.75 For wind energy proposals, applications will be considered against national policy guidance, including the Written Ministerial Statement of 18 June 2015.

#### **Key Evidence:**

1. *The LDF Implementation Plan for Shropshire 2012-13* provides clarity on the strategic infrastructure requirements for Shropshire's settlements, to support the LDF, based on information within the eighteen Shropshire Place Plans. It also identifies where developer contributions will be sought, and the general principles the Council will use in determining whether infrastructure needs will be met through Section 106 Agreements, CIL or direct developer funding. Finally, it identifies the strategic and local priorities for CIL funding in the year ahead.

### Key Evidence:

2. *Shropshire Capital and Asset Pathfinder Programme (CAP)*: Shropshire Council is working closely with a range of local partners to promote the joint delivery of infrastructure projects;
3. *Shropshire Place Plans* identify the local priorities and infrastructure requirements for each of Shropshire's communities. There are 18 Place Plans for Shropshire, based on the County's network of market towns and their surrounding areas. The Place Plans are being developed by Shropshire Council in partnership with local communities, Parish and Town Councils and local infrastructure and service providers;
4. *Shropshire Landscape Character Assessment and Historic Landscape Characterisation data* identifies, for each landscape type, the key characteristics which contribute to local distinctiveness and community identity, and can assist in identifying priorities for enhancement and guide proposals to ensure local distinctiveness is maintained:  
<http://www.shropshire.gov.uk/environment.nsf/open/F92B073D3EFE129E8025755A00696692>;
5. *Shropshire Historic Landscape Characterisation* analyses Shropshire's rural landscape to identify its historic and archaeological character and the historic processes that have created it.

### Delivery and Monitoring of Policy:

#### This policy will be delivered by:

- The direct provision of facilities and services by the Council and its public and private sector partners, reflected in the LDF Implementation Plan;
- The development management process;
- Utilising developer contributions to provide enhancements to facilities and services;
- Liaison with Parish Councils and reference to Parish Plans to identify community infrastructure requirements and help support local community engagement;

#### The following indicators will be used to monitor the effectiveness of the policy:

- Renewable Energy Capacity Installed by Type;
- Facilities lost by settlement (as and when information is available);
- Progress against programmes and projects identified in the Implementation Plan

## MD9 : Protected Employment Areas

1. Existing employment areas shown on the Policies Map will be protected for Class B and appropriate sui generis employment uses in accordance with the significance of the site using the guidance in Table MD9.1 to:
  - i. safeguard key employers, local businesses and employment opportunities;
  - ii. provide development opportunities for business start up, growth and inward investment to support the portfolio of employment land and premises in Policy MD4;
  - iii. contribute to the range and choice of employment land and premises in Shropshire.
2. Existing employment areas not shown on the Policies Map may also be protected for Class B and sui generis uses. Protection of sites not currently identified will be proportionate to the significance of the employment area in the hierarchy in Table MD9.1 to be determined by the criteria 1i – 1iii above.
3. Planning consent for Class B or sui generis employment uses will be renewed where the proposals continue to accord with the significance of the employment area in the hierarchy in Table MD9.1.
4. Protection of existing employment areas from alternative uses will be proportionate to the significance of the employment area in the hierarchy of existing employment areas in Table MD9.1 in relation to the:
  - i. availability of other suitable development sites in the settlement or suitable sites on lower tier employment areas in the settlement or in rural locations;
  - ii. effect of the redevelopment on the quality, character and critical mass of the existing employment area: **and**
  - iii. impact on the range and choice of employment land and premises in terms of location, quality, type and size;
  - iv. business case for the proposed use including location, accessibility, commercial environment, trade links to suppliers and access for customers and employees;
  - v. potential for conflict with neighbouring uses on or adjacent to the proposed use especially the effect on key employers.
5. Where proposals for alternative uses would lead to the loss of the protected employment area, evidence of appropriate marketing over a sustained period will be required to demonstrate that the land or premises are no longer commercially viable for the preferred uses firstly, for that tier of the hierarchy of employment areas or sequentially for uses of a type and quality suited to lower tiers of the hierarchy in Table MD9.1.



## Explanation

- 3.76 The protection of existing employment areas will increase the capacity of the local economy to accommodate investment by protecting opportunities for the redevelopment of serviced employment land. This protection will primarily assist strategic and local employers to secure their operational base and meet their business development needs for growth and expansion. This protection will also support the employment land portfolio in Policy MD4 by providing further opportunities for investment by the commercial property market to diversify the predominantly 'service' based economy in Shropshire. These objectives will contribute to the continuing growth and prosperity of the Shropshire economy.
- 3.77 The protection of existing employment areas along with the promotion of the portfolio of land and premises in Policy MD4 will also help to deliver a sustainable pattern of development to balance the delivery of new housing on sites identified in the Local Plan. This will be achieved in relation to the strategies set out in Policies S1 to S18.
- 3.78 As required in Policy CS14, the protection of existing employment areas is based on evidence of the purpose, viability and redevelopment potential of the sites. This evidence is set out in the Shropshire Strategic Sites and Employment Areas Study for Shrewsbury (Phase 1) and the Market Towns and Key Centres (Phase 2). These studies identify a hierarchical ranking of existing employment areas in the principal settlements of the County which is explained in Table MD9.1.

<b>Table MD9.1: Hierarchy of Existing Employment Areas</b>
<p>The protection of existing employment areas will be proportionate to the significance of the site in accordance with the following guidance. The hierarchy of existing employment areas shown on the Policies Map for Shrewsbury, the Market Towns and Key Centres is presented in the annual monitoring report.</p> <p><b>Regional and Sub-regional Sites</b> – identified sites are expected to deliver:</p> <ul style="list-style-type: none"> <li>• Uses specified for the area but will only include new waste management development where there are opportunities for co-location with existing waste management operations;</li> <li>• high quality development with skilled employment including inward investment providing strong economic benefits to enhance the Shropshire economy;</li> <li>• non class B uses will be ancillary to the proposed development or will improve the benefits and viability of the employment area.</li> </ul> <p><b>Key Shropshire / Local Sites</b> – identified sites are expected to deliver:</p> <ul style="list-style-type: none"> <li>• good quality development providing strategic and local employment opportunities with clear economic benefits for the Shropshire economy;</li> </ul>

### Table MD9.1: Hierarchy of Existing Employment Areas

- uses specified for the area including waste management facilities;
- opportunities for mixed commercial development on Key Local Sites where appropriate in relation to criterion 4 above;

**Mixed Commercial Sites** – identified sites are expected to deliver:

- mixed commercial uses (excluding retail) to provide affordable business locations and accessible local employment;
- class B employment uses including waste management facilities on regeneration opportunities which support the physical and economic improvement of the area.

- 3.79 The methodology set out in the Shropshire Strategic Sites and Employment Areas Study and the tests in this policy will be used to determine the degree of protection to be afforded to existing employment areas not shown on the Policies Map. This will include commercial office locations (including those affected by permitted development rights) and existing employment sites in rural locations especially where these sites have not been specifically assessed in the Shropshire Strategic Sites and Employment Areas Study.
- 3.80 Where proposals are made for the redevelopment of protected employment areas, the preferred form of development will be the continuation of Class B employment uses and other sui generis which comprise commercial or industrial activities. The proposed uses should be of a type and quality suited to the designation of the employment area in accordance with the guidance in Table MD9.1.
- 3.81 There will be a special presumption for recycling and environmental industries to help deliver the requirements of Policies CS19 and MD14 subject to the guidance in Table MD9.1. It is considered that the character and operation of recycling and environmental industries are generally acceptable within the scope of 'industrial' uses but such uses may not be appropriate in higher value employment areas.
- 3.82 In the exercise of Policies MD4 and MD9, it is expected that a greater degree of protection will be afforded to existing employment areas in this Policy (MD9), especially where the area accommodates strategic or significant local employers. Portfolio sites in Policy MD4 may be treated more flexibly especially where the sites are currently undeveloped, but the existing employment areas protected in this policy are accessed and serviced employment land and so, will be afforded a greater degree of protection.
- 3.83 Other forms of development also include 'employment generating' uses. To be acceptable on existing employment areas, redevelopment proposals for other 'employment generating' uses preferably should provide products or services to other businesses or services to domestic properties (but not the sale of products) to remove the need for access for visiting members of the public. These alternative uses may include Use Classes A, D, C1, C2 or C2A

and proposals for these or other uses are expected to satisfy the tests in this policy.

- 3.84 When exercising the presumption in favour of protecting existing employment areas, the evidence in relation to 4i – 4v above should be clear and compelling when weighed against the guidance in Table MD9.1, before alternative uses will be permitted. This protection will increase in proportion to the significance of the employment area including the presence of strategic or local employers, especially for sites in the upper tiers of the hierarchy comprising established business locations with a strong market presence.
- 3.85 For existing employment areas which are designated as mixed commercial sites and key local sites, it may be more appropriate to consider redevelopment proposals for other 'employment generating' uses. The overall scale of this redevelopment must respect the character of the existing employment area, the capacity of the employment area to accommodate further uses, the impacts of those alternative uses on the potential to sustain the area for Class B uses and to continue to afford the protection in this policy.
- 3.86 Where proposals for alternative uses on existing employment areas would lead to the loss of the protected status, then evidence will be required to show that the employment site is no longer viable for the preferred uses in that tier of the hierarchy or sequentially for lower tiers shown in Table MD9.1. This evidence should comprise proof of appropriate marketing of the site from 3 marketing campaigns in a period not less than 12 months. This evidence should demonstrate that the site is no longer capable of beneficial use for the type and quality of the preferred use classes.
- 3.87 It is expected that, the geographical scope of the marketing evidence will be appropriate to the designation of the site in the hierarchy of employment areas. However, it is considered that marketing the site over an expanded geographic area in successive marketing campaigns will strengthen the weight to be added to the evidence that the employment area is no longer commercially viable for the type and quality of preferred uses in this policy.
- 3.88 The existing employment areas identified on the Policies Map or through the application of criterion 2 in this policy will be rigorously protected in accordance with the guidance in Table MD9.1. This objective will be further strengthened where the supply of portfolio sites in Policy MD4 has been adversely affected by the development of alternative uses on the portfolio sites. The consequent strengthening of the protection in this policy will be enforced to deliver the economic objectives of the Plan and to support the continuing growth and prosperity of the economy.

### Key Evidence:

1. Shropshire Sustainable Community Strategy Evidence Base: Shropshire Council (2008)
2. Shropshire Economic Assessment: Shropshire Council (2008)
3. Shropshire Economic Growth Strategy: Shropshire Business Board (2012)
4. Shropshire Strategic Sites and Employment Areas Study : Phase 1 – Shrewsbury: BE Group for Shropshire Council (2013)
4. Shropshire Strategic Sites and Employment Areas Study : Phase 2 – Market Towns and Key Centres: BE Group for Shropshire Council (2013)
5. Shropshire Employment Land Review and Sites Assessment: BE Group for Shropshire Council (2011);
6. Flax Mill, Shrewsbury Masterplan: Shropshire Council (2012)
7. Shropshire Authority Monitoring Reports: Shropshire Council

### Delivery and Monitoring of Policy:

#### **This policy will be delivered by:**

- Invest in Shropshire and the integrated approach to economic development operated by the Strategic Planning and Business & Economy services
- Investment in constrained employment land in partnership with other stakeholders
- Development management process;
- Shropshire Place Plans

#### **The following indicators will be used to monitor the effectiveness of the policy:**

- Area and floorspace of Class B land developed each year by type;
- Area of Class B land developed below 0.1 hectare and the distribution of this development
- Non Class B uses by type, developed on employment land
- Annual change in the readily available supply of employment land and premises

## MD10a : Managing Town Centre Development

1. Further to CS15 Town Centres, Primary Shopping Areas and Primary and Secondary Frontages are identified on the Policies Map in accordance with the following categories of centre:

<i>Category 'A':</i> Settlements with Town Centres	Bishop's Castle, Craven Arms, Church Stretton, Cleobury Mortimer and Highley
<i>Category 'B':</i> Settlements with Town Centres and Primary Shopping Areas	Albrighton, Broseley, Bridgnorth, Ellesmere, Ludlow, Market Drayton, Shifnal, Wem and Whitchurch
<i>Category 'C':</i> Settlements with Town Centres and Primary Shopping Areas including Primary and Secondary Frontages	Oswestry and Shrewsbury

2a. In Category 'A' Centres:

- i. There is a presumption in favour of proposals for main town centre uses within the defined Town Centre.
- ii. Proposals for non-town centre uses within the Town Centre will be considered acceptable where they would not undermine the vitality and viability of the town centre.

2b. In Category 'B' Centres:

- i. There is a presumption in favour of retail (A1) proposals in ground floor premises within Primary Shopping Areas
- ii. Additional main town centre uses will be acceptable in Primary Shopping Areas where it can be demonstrated the proposal would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.
- iii. Proposals for additional non-town centre uses in ground floor premises within Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre
- iv. There is a presumption in favour of proposals for main town centre uses within the wider Town Centre.

2c. In Category 'C' Centres:

- i. The Primary Shopping Areas are comprised of the Primary and Secondary Frontages. There is a presumption in favour of retail (A1) proposals in ground floor premises within Primary Shopping Areas.
- ii. Within the Primary Frontage changes of use away from retail (A1) within ground floor premises will be resisted unless the proposal is for a main town centre use which would maintain and active and continuous frontage; would

## MD10a : Managing Town Centre Development

- not result in an over concentration or undue dominance of non-retail uses; and evidence is submitted of an appropriate and sustained marketing campaign promoting the premises for retail (A1) use.
- iii. Within the Secondary Frontage additional main town centre uses will be acceptable where they would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.
  - iv. Proposals for additional non-town centre uses in ground floor premises within Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre
  - v. There is a presumption in favour of proposals for main town centre uses within the wider Town Centre.
3. In other settlements the preferred location for main town centre uses will be within or on the edge of a recognised high street or recognised village centre, and should be consistent with the relevant Settlement Strategy identified in Policies S1-S18 or a Neighbourhood Plan or Community Led Plan where one is adopted.

### Explanation

- 3.89 Core Strategy Policy CS15 has already established Shropshire's network of centres, and the principle that town centres are the preferred location for new retail, office and other town centre uses. Policy MD10a provides additional detail by defining the extent of Town Centres and where appropriate the extent of Primary Shopping Areas and Primary and Secondary Frontages, and setting policy considerations for proposals in these designations.
- 3.90 Defining the extent of Town Centres and Primary Shopping Areas is a well-established means of managing development uses within town centres, enabling them to consolidate and improve their offer. Main town centre uses are defined in Annex 2 of the National Planning Policy Framework and includes leisure, offices, entertainment facilities such as cinemas and restaurants, and cultural and tourism development, as well as retail.
- 3.91 The policy identifies three categories of centre distinguishing between those settlements with a defined Primary Shopping Area within their Town Centre, and those where additional Primary and Secondary Frontages are defined on streets within the Primary Shopping Area. The categories reflect the broad role and function of centres identified in Policy CS15 and has also taken account of additional local evidence from Retail Studies. In the case of Albrighton and Broseley, the outcome of community-led planning processes has been taken into account. Much Wenlock is not included in this schedule as its Neighbourhood Plan will provide sufficient guidance.
- 3.92 The Primary Frontages identified within the Shrewsbury and Oswestry Primary Shopping Areas are the clear focus for retail activity and customer footfall in these centres, and as such there is a significant degree of protection

for retail uses in this area. When considering proposals for changes of use away from A1 retail on the primary frontage, information showing how units have been marketed will be an important consideration, and it is expected this evidence will show a marketing campaign carried out over at least a 6 month period using commercially accepted methods. Within the identified Secondary Frontages for Shrewsbury and Oswestry there is recognition that a more diverse range of town centre uses are potentially appropriate, subject to the policy considerations. In assessing whether there is an over concentration or undue dominance of non-retail uses within Primary Shopping Areas, particular regard will be had to whether the proposal would lead to an unbroken row or clustering of non-retail units along a single street.

- 3.93 For settlements without defined town centres it will remain important to focus town centre uses into accessible and sustainable locations, usually within or on the edge of a recognised high street or village centre. It will be important to consider the wider benefits from development to a community, especially for proposals outside the main village or high street.

## MD10b : Town and Rural Centre Impact Assessments

1. To ensure development does not cause significant adverse impacts on the vitality and vibrancy of Shropshire's town and rural centres, applicants will be required to prepare Impact Assessments for new retail, leisure and office proposals where they:
  - i. Are located outside a defined town centre, or are more than 300 meters from a locally recognised high street or village centre; and
  - ii. Are not in accordance with the area's settlement strategy; and
  - iii. Have a gross floorspace above the following thresholds:
    - a) Shrewsbury – 500sqm;
    - b) Principal Centres (identified in CS15) – 300 sqm;
    - c) District Centres (identified in CS15) and other rural centres – 200 sqm.
2. The Council will not permit proposals which have a significant adverse impact on town centres, or where it is considered the scope of the Impact Assessment is insufficient.

### Explanation

- 3.94 Further to Policy CS15 and MD10a, it important to ensure the vitality and vibrancy of Shropshire's network of town and rural centres is maintained and improved. The NPPF recognises that town centres are generally the most sustainable locations for people to shop, relax and work, and sets out where additional sequential and impact consideration will need to be considered for proposals outside these areas.
- 3.95 Policy MD10b does not repeat the guidance in the NPPF which remains applicable, but importantly it does add additional criteria to where the Council will require applicants to provide Impact Assessments to accompany their applications. This approach adds local distinctiveness by taking account of the settlement strategy, size and role of the centre.
- 3.96 The policy provides clear criteria for when the Council will require the preparation of an Impact Assessment. There is recognition that the size and role of a centre is a key factor in determining the likely impacts of town centre proposals in edge and out of centre locations, and therefore the policy includes a tiered approach to determining the need for Impact Assessments. This approach is based upon evidence from the Shrewsbury Retail Study 2010. Proposals for main town centre uses under these thresholds in edge or out of centre locations are unlikely to lead to significant adverse impacts on town centres and therefore impact assessment will not be required in these instances.
- 3.97 Where an Impact Assessment is required, the applicant will need to clearly show how their proposal would not lead to a significant adverse impact on the



town centre. This should focus on the predicted level of trade diversion from the town centre, and have regard to expenditure and population forecasts if necessary. Where there are two or more outstanding proposals, the Council may require applicants to consider the cumulative impact of these schemes on the town centre. Guidance on the preparation of these assessments is set out in the NPPF and supporting documentation.

- 3.98 In Shrewsbury, the approved New Riverside redevelopment will provide around an additional 20,000 sqm of retail floorspace, and will support the consolidation and improvement to the town centre's offer. Impact Assessments on proposals outside the town centre will be required to demonstrate no harm to this major investment opportunity. The threshold of 500 sqm gross floorspace will apply to proposals at both Meole Brace and Sundorne Retail Parks, although it is considered that where required, these areas can continue to offer a complementary role to the town's overall retail offer.
- 3.99 In those centres without a defined town centre boundary, including the combined District Centre of Minsterley and Pontesbury, it is also important to assess any potential impacts from edge and out of centre proposals. In these instances, the policy proposes that proposals over 300 meters from a locally recognised high street or village centre should be subject to a suitably detailed Impact Assessment should its gross floorspace be over 200sqm.

**Key Evidence:**

1. Shrewsbury Retail Study (White Young Green 2010 and 2011 Update)
2. North Shropshire Town Centre Health Check and Retail Assessment 2008 (White Young Green)
3. South Shropshire District Retail and Leisure Study (White Young Green 2007)
4. Bridgnorth District Retail and Leisure Study (White Young Green 2007)
5. Oswestry Retail Study Update (Nathaniel Lichfield and Partners 2008)
6. Shrewsbury Vision Regeneration Framework (Broadway Malyan 2011)
7. Shropshire Shop Survey (Shropshire Council 2012)
8. Albrighton Community Neighbourhood Plan 'Light' (July 2013)
9. Broseley Town Plan (September 2013)

## **Delivery & Monitoring of Policy:**

### **This policy will be delivered by:**

- The development management process;
- Shrewsbury town centre strategy and action/master plans;
- Shrewsbury Growth Point delivery programme, including Shrewsbury Vision;

### **The following indicators will be used to monitor the effectiveness of the policy:**

- Amount of retail (A1), office (B1a and A2) and leisure (D2) development in each identified centre;
- Amount of comparison and convenience A1 retail gross floorspace within each identified Primary Shopping Area (reported through the Shop Survey);
- Number and gross floorspace of vacant units within each identified Primary Shopping Area.

## MD11 : Tourism facilities and visitor accommodation

1. Tourism, leisure and recreation development proposals that require a countryside location will be permitted where the proposal complements the character and qualities of the site's immediate surroundings, and meets the requirements in Policies CS5, CS16, MD7b, MD12, MD13 and relevant local and national guidance.
2. All proposals should to be well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and landscaping and planting schemes where appropriate. Proposals within and adjoining the Shropshire Hills AONB should pay particular regard to landscape impact and mitigation.

### **Canal side facilities and new marinas:**

3. Proposals for canal side development that enhance the role of canal as a multifunctional resource and heritage asset will be supported.
4. New marinas should be located within or close to settlements. Applicants should demonstrate the capability of the canal network to accommodate the development.
5. The Policies Map identifies the canals and lines to be protected against other forms of development that conflict with their use as a multifunctional resource or potential for restoration or regeneration.

### **Visitor accommodation in rural areas:**

6. Further to the requirements in Policy CS16, proposals for new and extended touring caravan and camping sites should have regard to the cumulative impact of visitor accommodation on the natural and historic assets of the area, road network, or over intensification of the site.
7. Static caravans, chalets and log cabins are recognised as having a greater impact on the countryside and in addition (to 6), schemes should be landscaped and designed to a high quality.
8. Holiday let development that does not conform to the legal definition of a caravan, and is not related to the conversion of existing appropriate rural buildings, will be resisted in the countryside following the approach to open market residential development in the countryside under Policy CS5 and MD7.
9. For existing static caravan, chalet and log cabin sites in areas of high flood risk, positive consideration will be given to proposals for their relocation to areas of lower flood risk to ensure they are capable of being made safe for the lifetime of the development.
10. New sites for visitor accommodation and extensions to existing chalet and park home sites in the Severn Valley will be resisted due to the impact on the qualities of the area from existing sites.
11. To retain the benefit to the visitor economy, conditions will be applied to new planning permissions for visitor accommodation to ensure the accommodation

## MD11 : Tourism facilities and visitor accommodation

is not used for residential occupation. Proposals for the conversion of holiday lets to permanent residential use should demonstrate that their loss will not have a significant adverse impact on the visitor economy and meet the criteria relating to suitability for residential use in Policy MD7a.

### Explanation

- 3.100 Policy MD11 supports delivery of Core Strategy Policy CS16 which sets out a positive approach to tourism, leisure and recreation development that balances the benefits to the economy with the need to protect the qualities of Shropshire in line with the aims of the National Planning Policy Framework (NPPF). CS16 supports sustainable proposals in appropriate locations in Shrewsbury and the market towns/key centres. Within the countryside there has to be a balance between positive benefits and potential negative impacts of tourism development which can be felt immediately adjoining the site and within the wider area from the use of the site, for example, through increased journeys to the facility. All proposals in the countryside must also meet relevant considerations within Policies CS5, CS16 and MD7b.
- 3.101 In areas of recognised scenic and environmental value proposals must pay particular regard to the qualities of the area and the reasons for designation in line with Policies CS6 and CS17, MD12, MD13 and the NPPF. Within and adjoining the Shropshire Hills Area of Outstanding Natural Beauty applicants should also have regard to guidance in the Shropshire Hills AONB Management Plan. Sustainable tourism development plays a vital role in supporting the local economy but must be sensitive to the inherent qualities that the AONB is designated for.
- 3.102 CS16 supports appropriate regeneration and tourism proposals that can enhance the economic, social, heritage and cultural value of canals. Canal side development represents uses that are essential to be located in proximity to canals such as moorings, chandleries, boat yards and marinas. This development can help provide access for key tourism assets, support users of the canals, and can bring wider economic benefits. MD11 guides canal side development that will potential generate car based travel to sustainable locations with good access to the road network. Large marina developments can often generate significant levels of traffic. There are also technical constraints to their location regarding matters of water resource, navigational safety, and topography on which applicants should also consult the Canal and River Trust pre-application. Canal environments are recognised as being potentially species and habitat rich and the impacts from canal side development need careful consideration following the approach in Policies CS17, CS18, MD12 and MD13. A mix of tourism/leisure uses, including canal side development, is allocated in Policy S8 as part of a package of proposals to support the sustainable growth of Ellesmere.
- 3.103 MD11 provides further guidance to ensure all proposals for temporary visitor accommodation are well sited to reduce their impact on the scenic qualities

and infrastructure in the area. Static caravans, log cabins and chalets are recognised as having greater impact on the countryside than caravan and camping uses. These should be landscaped and designed to a high quality, have regard to accessibility and be justified in terms of economic benefit and location. Ancillary buildings should be well designed, integral to the scheme, and of a scale that is well related to the proposal and location. Schemes will have to meet design requirements of Policies CS6 and MD2.

- 3.104 MD11 seeks to limit the effects of new and extended sites in areas where cumulatively the impacts would outweigh any potential economic benefits. Within the Severn Valley there are a number of existing chalet developments in prominent locations which in many cases have become permanent residential dwellings. The policy seeks to limit the future development of these sites and restrict further visitor accommodation development of this nature in this area of valued landscape character. The Policy also seeks to enable a 'managed retreat' of existing static caravan and chalets sites that are currently located in areas of highest flood risk should proposals come forward to move to areas of lower risk.
- 3.105 Holiday accommodation makes a positive contribution to the visitor economy and is often supported in locations that are not suitable for residential dwellings. The Council will use conditions to restrict permitted visitor accommodation to tourism use to ensure that the economic benefit from visitor accommodation is retained. Conversion of existing holiday lets to residential use potentially negatively impacts on the visitor economy and MD11 seeks to limit this impact.

### **Key Evidence:**

1. Government Tourism Policy – DCMS (2011)
2. The Shropshire Tourism Economic Impact Assessment Report 2011 (2013)
3. The North Shropshire and Oswestry Visitor Economy Strategy (2012)
4. The Shrewsbury Visitor Economy Strategy (2011)
5. The Sustainable Tourism Strategy for Ludlow and the Shropshire Hills (2011)
6. Shropshire Hills AONB Management Plan 2009 – 2014 and subsequent updates (AONB Partnership)
7. Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated)
8. TCPA Policy Advice Note: Inland Waterways (2009)
9. Village and Town Plans

### **Delivery and Monitoring of Policy:**

**This policy will be delivered by:**

- The development management process;
- Working with partner organisations, funding bodies, businesses and developers;
- The LDF Implementation Plan.

**The following indicators will be used to monitor the effectiveness of the policy:**

- Number of applications approved/refused on Policy MD11 grounds
- Holiday let completions by type and location

## MD12: The Natural Environment

In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, the avoidance of harm to Shropshire's natural assets and their conservation, enhancement and restoration will be achieved by:

1. Requiring a project-level Habitats Regulations Assessment for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where a HRA indicates an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, including that identified by the HRA for the Plan or the Minerals HRA, measures will be required in accordance with; CS6, CS8, CS9, CS17, CS18, MD2; remedial actions identified in the management plan for the designated site and the priorities in the Place Plans, where appropriate.
2. Ensuring that proposals which are likely to have a significant adverse effect, directly, indirectly or cumulatively, on any of the following:
  - i. the special qualities of the Shropshire Hills AONB;
  - ii. locally designated biodiversity and geological sites;
  - iii. priority species;
  - iv. priority habitats
  - v. important woodlands, trees and hedges;
  - vi. ecological networks
  - vii. geological assets;
  - viii. visual amenity;
  - ix. landscape character and local distinctiveness.

will only be permitted if it can be clearly demonstrated that:

- a) there is no satisfactory alternative means of avoiding such impacts through re-design or by re-locating on an alternative site and;
- b) the social or economic benefits of the proposal outweigh the harm to the asset.

In all cases, a hierarchy of mitigation then compensation measures will be sought.

3. Encouraging development which appropriately conserves, enhances, connects, restores or recreates natural assets, particularly where this improves the extent or value of those assets which are recognised as being in poor condition.
4. Supporting proposals which contribute positively to the special characteristics and local distinctiveness of an area, particularly in the Shropshire Hills AONB, Nature Improvement Areas, Priority Areas for Action or areas and sites where development affects biodiversity or geodiversity interests at a landscape scale, including across administrative boundaries.

## **Explanation**

- 3.106 Policy MD12 sets out in detail the level of protection offered to Shropshire's natural assets. Natural assets include: biodiversity and geological features; trees, woodlands and hedges in both rural and urban settings; the ways in which the above combine and connect to create locally distinctive and valued landscapes, including the Shropshire Hills Area of Outstanding Natural Beauty and the contribution all of the above make to visual amenity.
- 3.107 Such assets provide ecosystem services including; flood relief; soil retention; climate change mitigation and adaptation; carbon sequestration; interception of airborne pollutants; water filtration; amenity value; health and well-being benefits and opportunities for tourism and recreational activities. These services are essential to a thriving economy.
- 3.108 Internationally and nationally important sites of wildlife conservation and geological interest as well as legally protected habitats and species will be afforded the highest level of protection in line with the relevant legislation and policy. Great weight will also be given to conserving and enhancing the natural beauty of the Shropshire Hills AONB, having regard to the AONB Management Plan. Development proposals affecting or involving the following will be assessed in accordance with the relevant legislation and national policy; European and nationally designated wildlife sites (Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar and Sites of Special Scientific Interest (SSSIs) and all candidate designations; Major developments in Areas of Outstanding Natural Beauty; Ancient woodland, other irreplaceable habitats and aged or veteran trees; Pollution – including noise, water, air and light pollution. Further details are given in the Natural Environment SPD.
- 3.109 The Habitats Regulations Assessment (HRA) for the Plan identifies the potential for adverse effects on the integrity of a number of internationally designated sites. It also sets out the settlements where housing, employment uses or in the case of Ellesmere, leisure proposals, may cause such harm. The Plan HRA then also identifies the mitigation measures necessary to remove the harm.
- 3.110 However, other development may have an adverse effect on the integrity of an internationally designated site. Where Shropshire Council identifies the potential for such an effect, a project-level HRA will be needed and applicants will be required to supply appropriate information to enable the Council to complete this.
- 3.111 Where a project-level HRA shows that development may have an adverse effect on the integrity of an internationally designated site, permission will be refused if this cannot be avoided or fully mitigated.
- 3.112 Project-level mitigation measures may include; phasing development to allow time for infrastructure improvements to be put in place; increasing the amount of semi-natural open space to provide alternative informal recreation opportunities in line with Policy MD2 or developer contributions towards remedial actions identified in the management or action plan for the



designated site or in the Place Plan for the area, e.g. visitor management measures, water management measures as set out in CS18 and implementing the highest standards of design as required by CS6.

- 3.113 Mitigation measures to remove the adverse effects of development on the integrity of the River Clun SAC will be identified once the Nutrient Management Plan has been completed by Natural England and the Environment Agency (due 2014). The subsequent Action Plan will set out those measures for which developer contributions may be required and these will be reflected in the relevant Place Plans.
- 3.114 The principle behind MD12 follows the hierarchy of:
- i. avoid loss or damage;
  - ii. where the public benefits of the development clearly outweigh the value of any assets affected, provide adequate mitigation measures for any full or partial harm or loss;
  - iii. as a last resort, where neither avoidance nor mitigation is reasonably possible, provide adequate compensation measures.
- 3.115 Development proposals must firstly assess whether they are likely to affect a natural asset, using current accepted guidance and best practice (see the Natural Environment SPD). Effects can be direct, indirect or cumulative. Where an effect is identified, further work should be carried out to define whether this is an adverse or benign effect and if adverse, whether it is likely to be significant. If a significant adverse effect is identified, then any social or economic benefits of the proposal must be clearly stated to enable a proper assessment of all aspects of the development.
- 3.116 Where loss or damage to an asset is likely then all reasonable alternative methods of delivering the proposal should be considered. If no solution can be found, through use of an alternative site or redesign to avoid harm for example, and the demonstrated social or economic benefits of the proposed development clearly outweigh the harm to that asset, then mitigation and compensation measures will be sought through planning conditions, planning agreements or offsetting measures as appropriate. Biodiversity offsetting may be an alternative method of providing compensation and the Natural Environment SPD sets out appropriate measures for a variety of circumstances.
- 3.117 Proposals should demonstrate that on-site mitigation or compensation measures are not feasible, before off-site measures will be considered. Off-site compensation measures, including tree and/or hedge planting, will be considered within the same settlement or associated group of settlements (as defined within the LDF Implementation Plan and Place Plans) in which the development is located. All on- and off-site compensation, mitigation or offsetting measures should be accompanied by a management plan detailing management and implementation provisions and indicating how these will be resourced, both financially and practically over an agreed timescale.
- 3.118 If neither on- nor off- site mitigation or compensation is possible, applicants will be encouraged, where appropriate, to make a contribution via a section

106 agreement to funds to support the conservation and enhancement of natural assets (including the planting of trees, woodland and hedgerow) more widely in Shropshire in accordance with the Natural Environment SPD.

### **Natural Assets**

- 3.119 The special qualities of the Shropshire Hills AONB are set out in the AONB Management Plan. This is a statutory document, required under section 89(2) of the Countryside & Rights of Way Act 2000 to contain Shropshire Council's and Telford & Wrekin Council's policy for the management of the AONB and for the carrying out of their functions in relation to it. The Management Plan should be regarded as a material consideration in planning decisions.
- 3.120 A list of locally designated biodiversity and geological sites can be found in the Natural Environment SPD. These include Local Wildlife Sites, Local Geological Sites, Local Nature Reserves and Local Green Spaces where the latter are notified at least in part, for their wildlife value.
- 3.121 UK Priority species and habitats (NERC Act 2006, section 41 list) are nationally important. A link to the list is provided in the Natural Environment SPD, together with additional habitats and species of local importance.
- 3.122 Trees, woodlands and hedges are integral and significant features in Shropshire's landscapes and townscapes and their conservation and proper management is an essential factor in maintaining local distinctiveness. Important trees, woods and hedges include those with legal protection as well as other trees, groups of trees, woodlands and hedgerows that are of demonstrable significance in terms of their amenity, cultural, biodiversity, landscape, heritage, financial or ecosystem service values, or which make a significant contribution to the character of a building, a settlement or the setting thereof. Further information about determining the importance and value of trees, woodland and hedgerows can be found in the Natural Environment SPD.
- 3.123 Ecological networks are vital for the movement, foraging, migration and dispersal of wildlife species through urban and rural landscapes. In the past, plants and animals have generally been protected on discrete sites which then tended to form islands of biodiversity embedded in otherwise inhospitable surroundings. In order to halt the loss of biodiversity, ecological features need to be buffered and joined to form a functioning network. Such networks also help to provide ecosystem services such as pollination and improve resilience to climate change. In many cases they will be integral components of the environmental networks covered by policy CS17 and should be maintained, enhanced and created. Examples of ecological networks are provided in the Natural Environment SPD.
- 3.124 Geological assets include quarries as well as naturally occurring rock exposures, and geomorphological landforms such as drumlins and kettle holes. These features may be designated as geological SSSIs or as Local Geological Sites (LGS) – formerly regionally important geological sites (RIGS). Geological assets also include other valued cultural evidence of geology such as use of local building stone, mining structures and educational

resources such as museum collections. Additional information is provided in the Natural Environment SPD.

- 3.125 Visual amenity is a measure of the visual quality of a site or area as experienced by residents, workers or visitors. It is the collective impact of the visual components, as perceived by people, which make a site or an area pleasant to be in. It is thus greatly influenced by value judgements. Visual amenity is strongly related to landscape character but the two are not the same. Planning proposals should appraise their impact on visual amenity and landscape character separately and clearly distinguish between the two.
- 3.126 The Shropshire Landscape Character Assessment and Historic Landscape Characterisation provide information on the locally distinctive features which combine to produce the characteristic landscapes of Shropshire. Historic landscapes make an important and distinct contribution to landscape character and their significance and setting should be taken into account when assessing the impact of development proposals in accordance with MD13. The Shropshire Hills AONB Management Plan provides information on the valued characteristics which comprise the landscape of the designated area.
- 3.127 The planning system should protect and enhance soils. Some of the most significant impacts on soils occur as a result of construction activity. A Code of Practice has been developed by DEFRA to assist anyone involved in the construction sector to better protect the soil resources with which they work and in so doing, minimise the risk of environmental harm such as excessive run-off and flooding. The aim is to achieve positive outcomes such as cost savings, successful landscaping and enhanced amenity whilst maintaining a healthy natural environment. The protection of best and most versatile soils is covered by Policy CS6.

#### **Deriving benefits from development**

- 3.128 Development has a positive role to play in not only conserving natural assets but in enhancing, restoring, re-creating and connecting them. Reference should be made to the Place Plans for appropriate opportunities and other information on positive measures is set out in the Natural Environment SPD. The Shropshire Hills AONB Management Plan also sets out actions which would enhance the natural beauty and contribute to the greater enjoyment and understanding of the protected landscape.
- 3.129 The connections between natural and heritage assets – the environmental network - are identified and protected by Policy CS17 and shown within the Natural Environment SPD. Opportunities to deliver landscape wide improvements to these networks exist particularly in Nature Improvement Areas, Priority Areas for Biodiversity Action and the Shropshire Hills AONB. Increasing the connectivity of assets both within and between such areas provides benefits for the natural and historic environment. Partnership working will be encouraged where appropriate, to achieve this objective, in accordance with Policies CS8, CS9 and CS17 and MD13.

- 3.130 Landscape scale initiatives such as Nature Improvement Areas and Priority Areas for Biodiversity Action have partnerships (e.g. Shropshire, Telford & Wrekin Local Nature Partnership and the Shropshire Biodiversity Partnership) co-ordinating actions for their conservation and enhancement. Where relevant, development proposals should consider how they can increase the size and quality of priority habitats and reduce fragmentation, to deliver net gains in accordance with CS17.

#### **Key Evidence:**

1. Shropshire Hills AONB Management Plan 2009 – 2014 and subsequent updates
2. Shropshire Biodiversity Action Plan
3. Shropshire Environmental Network Map and guidance
4. Shropshire Ecological Data Network
5. Shropshire Landscape Character Assessment
6. Shropshire Landscape Sensitivity and Capacity Studies
7. Shropshire Historic Environment Record
8. Shropshire Historic Landscape Characterisation
9. Shropshire Historic Farmsteads Characterisation Project
10. Forestry Commission: National Inventory of Woodland and Trees 2002, England – County Report for Shropshire; & National Forest Inventory, 2009 - on-going
11. Biodiversity 2020: A strategy for England's wildlife and ecosystem services

#### **Delivery and Monitoring of Policy:**

##### **This policy will be delivered by:**

- The development management process including Habitats Regulations Assessment of proposals
- Preparation of a Natural Environment Supplementary Planning Document
- Preparation of a Tree, Woodland and Hedgerow strategy
- Undertaking research to identify and quantify the existing tree resource within Shropshire's built environment, in order to inform and guide future sustainable management
- Production of guidance notes for developers
- Design and Access Statements to support planning applications
- Promoting the preparation and use of Town and Village Design Statements and Parish Plans
- The LDF Implementation Plan
- Regularly updating the environmental assets/LDF evidence base
- The Shropshire Hills AONB Management Plan
- Utilising developer contributions to provide enhancements to natural assets

### **Delivery and Monitoring of Policy:**

**The following indicators will be used to monitor the effectiveness of the policy:**

- Total area and type of designated sites and habitats lost or potentially gained through development (as and when information is available and working with Natural England where appropriate);
- Population numbers and extent of protected and priority species lost or potentially gained through development (as and when information is available and working with Natural England where appropriate);
- The State of the AONB Report;
- Progress against programmes and projects identified in the Implementation Plan, including developer contributions.
- The number of applications on or adjacent to core areas or corridors and stepping stones of the Environment Networks annually.
- The number of Tree Preservation Orders made in response to development proposals annually.
- The length of important hedges lost or gained through development annually.
- The area of woodland lost or gained through development annually.

## MD13: The Historic Environment

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.
2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.
3. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.
4. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

### Explanation

- 3.131 Whilst this policy is closely related to sustainable design (CS6 and MD2) and the conservation of Shropshire's natural environment (CS17 and MD12) it sets out specific guidance on the protection of Shropshire's historic environment, including the requirements that need to be met for those development proposals which are likely to have an impact on the significance, including the setting, of a heritage asset.
- 3.132 Heritage assets are buildings, monuments, sites, places, areas or landscapes that merit consideration as part of the planning process. The term includes all designated and non-designated assets. Designated assets comprise Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields and Scheduled Ancient Monuments.
- 3.133 Non-designated heritage assets include structures, features or deposits with archaeological interest, historic buildings, historic farmsteads, the historic character of the landscape as expressed in the patterns of fields, woods and

heathlands and the locally distinctive character of settlements. The latter includes locally derived building materials and the distinctive forms, details and design of buildings. Policy MD2 requires new development to respect, enhance or restore the historic context of buildings. The Shropshire Historic Environment Record sets out Shropshire's non-designated heritage assets.

- 3.134 Through their contribution to the character of the county, heritage assets play an important role in promoting economic regeneration and growth.
- 3.135 This policy is based on the following hierarchal approach:
- i. wherever possible, avoid harm or loss to the significance of heritage assets, including their settings;
  - ii. where development proposals can be justified in terms of public benefits which outweigh the harm to the historic environment, provide mitigation measures for any loss of significance to the affected heritage asset, including the setting;
  - iii. where a development proposal results in the partial or total loss of significance to an asset, including the setting, record and advance the understanding of that significance.
- 3.136 In order that the degree of impact of a development proposal can be fully assessed it is essential that the significance of heritage assets including their setting, is fully understood. A Heritage Assessment is therefore required for any development proposals which is likely to affect the significance of a heritage asset, including its setting. Where necessary, the Heritage Assessment should include a qualitative visual assessment to show how the proposal affects the heritage significance of its surroundings. Heritage Assessments will be needed for any proposals within or affecting; the historic core of a settlement; a Conservation Area; a Listed Building; a Scheduled Ancient Monument; a World Heritage Site or a Registered Park and Garden; a Registered Battlefield and all non-designated heritage assets.
- 3.137 The Historic Environment SPD also sets out the level of detail that should be provided in a Heritage Assessment. This will be in proportion to the significance of the heritage asset and the scale of any impacts upon it. For assets with archaeological interest this may include a desk-based assessment and where necessary, a field evaluation carried out by an appropriate professional. Such assessments should be carried out well in advance and must be submitted with the planning application.
- 3.138 Heritage assets are a finite, non-renewable resource and great care must therefore be taken when determining applications which result in a loss of significance, either partial or total. Proposals adversely affecting either the significance or setting of heritage assets will therefore be rejected unless the harm to the significance of the asset is outweighed by the public benefits of the proposal. In making this decision the significance of the asset, its level of importance, the degree of impact and opportunities for a viable beneficial use of the asset will be taken into account. Proposals which would result in harm, or a loss of significance, to a designated heritage asset, including the setting, will be determined in line with national policy.

- 3.139 Where the public benefits of a proposal are deemed to outweigh the loss of significance, measures to mitigate the loss will be required. These may include but are not limited to, design or landscaping measures (in accordance with MD2) and/or the use of appropriate building materials or construction methods. The submission of additional information relating to these for prior approval may sometimes be necessary. In addition, the preparation of a comprehensive record of the asset by a suitable qualified person, in a manner proportionate to the significance of the asset and the impact of the proposal, may be required. A copy of the final report should be deposited in the Shropshire Historic Environment Record within an agreed time period, where it will be made publically accessible. When required a report should also be published in an appropriate manner. Any resulting archive should be deposited with the Shropshire Museum Service, again within an agreed timescale. Further guidance on mitigating measures and the recording of heritage assets is provided within the Historic Environment SPD.
- 3.140 Shropshire has a rich diversity of heritage assets, which make an important contribution to the county's character and local distinctiveness. Development proposals offer valuable opportunities to enhance the historic environment, including by achieving the aspirations set out within the Place Plans. This may involve improving the condition of heritage assets and their settings, and/or enhancing or better revealing their significance, particularly for those assets recognised as being at risk. Proposals should also seek to increase the connectivity between assets to provide benefits to both the natural and historic environment in accordance with Policy CS17.

**Key Evidence:**

1. Shropshire Hills AONB Management Plan 2009 – 2014 and subsequent updates;
2. Shropshire Environmental Network Map and guidance;
3. Shropshire Historic Environment Record;
4. Shropshire Historic Landscape Characterisation;
5. Shropshire Historic Farmsteads Characterisation Project.
6. World Heritage Site Management Plans



## **Delivery and Monitoring of Policy:**

### **This policy will be delivered by:**

- The development management process;
- Preparation of an Historic Environment Supplementary Planning Document;
- Production of guidance notes for developers;
- Promoting the preparation and use of Town and Village Design Statements and Parish Plans;
- The LDF Implementation Plan;
- Regularly updating the LDF evidence base;
- Regularly updating the Historic Environment Record;
- The Shropshire Hills AONB Management Plan;
- Utilising developer contributions to provide offsetting measures and the recording of loss of significance to heritage assets.

### **The following indicators will be used to monitor the effectiveness of the policy:**

- The number of heritage assets at risk, compared with the 2012-13 baseline;
- The number of reports produced in response to development proposals that are integrated to the Historic Environment Record on an annual basis;
- The State of the AONB Report;
- Progress against programmes and projects identified in the Implementation Plan, including developer contributions.

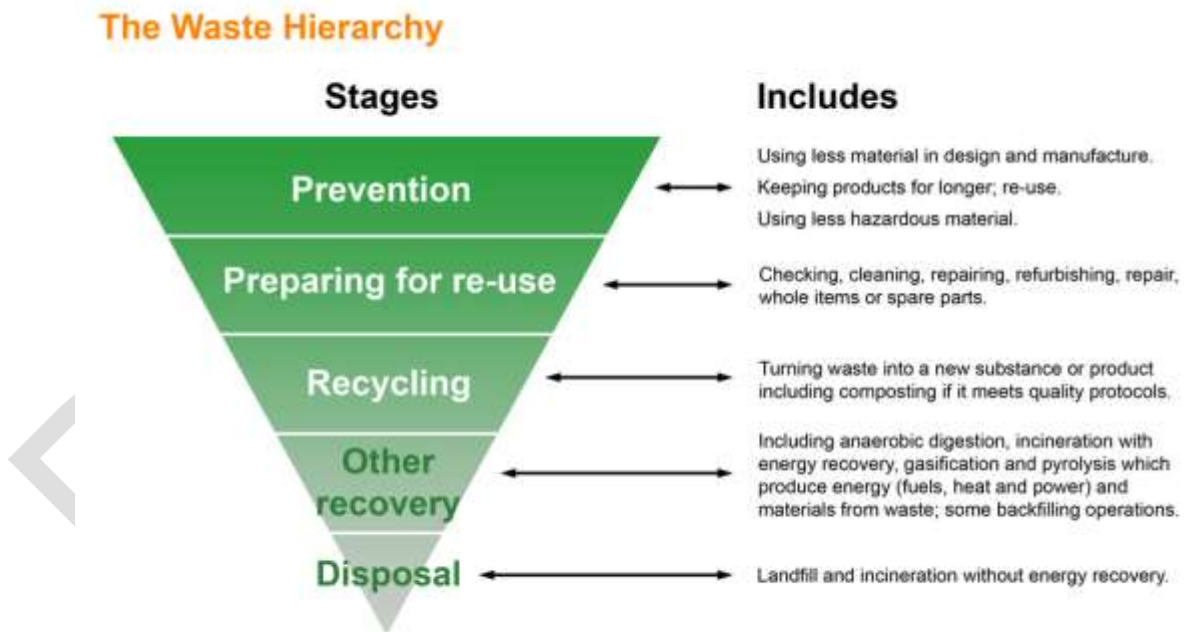
## MD14: Waste Management Facilities

1. Further to Policy CS19, the development of waste transfer, recycling and recovery facilities will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:
  - i. Measures to protect people and the environment from adverse effects, including: visual; noise; vibration; dust; litter; vermin and birds; air and water pollution; odour; or traffic impacts;
  - ii. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network, in particular the quality of the proposed access to the Primary Route Network.
2. In the case of specific types of waste management facility, the following criteria will also apply:
  - i. In-vessel composting and anaerobic digestion facilities will be permitted in appropriate locations, including the re-use of existing buildings or as part of an integrated waste management facility. Open air composting facilities will be permitted in appropriate locations where bio-aerosol emissions can be acceptably controlled and the scale and impacts of the operation do not materially conflict with surrounding land uses;
  - ii. Facilities for the recycling of construction and demolition materials may be acceptable on existing landfill and mineral working sites provided that the agreed restoration of the site is not unduly prejudiced and that waste recovery operations are linked to its agreed operational life;
  - iii. Proposals to recover energy from waste will be permitted in appropriate locations where it can be demonstrated to the satisfaction of the Waste Planning Authority that the proposal does not undermine the provision of waste management facilities further up the waste hierarchy. Proposals for energy recovery facilities should include provision for the recovery of both heat and power, unless this can be demonstrated to be impracticable;
  - iv. Facilities for the handling, treatment, processing or disposal of Hazardous Wastes will not be permitted unless it can be demonstrated that the facility is in an appropriate location and the proposal complies with other relevant policies in the Development Plan;
  - v. Where planning permission is required, development proposals for the spreading onto land of untreated or treated wastes or waste derivatives including liquids, sludges or solids will not be permitted unless it can be shown that alternative methods recovering material or energy value from the waste, consistent with the waste hierarchy, are impracticable.

**Explanation:**

- 3.141 This policy builds on Core Strategy Policy CS19 to provide more detailed guidance for developers and communities about the management of potential impacts which may arise from waste management development. The draft Waste Management Plan for England (DEFRA 2013) sets out the Government's key objectives and actions on waste management. These include the need for local authorities to make appropriate provision for waste management facilities in their planning documents and encouraging improved access to recycling services for smaller businesses. Since waste policy is not explicitly addressed in the National Planning Policy Framework (NPPF), national policy guidance is given by National Planning Policy for Waste (October 2014).
- 3.142 Shropshire Council will support and encourage the management of waste resources in a manner consistent with the legal requirements of the revised EU Waste Framework Directive and national regulations regarding the 'waste hierarchy'. The hierarchy gives top priority to waste prevention, followed by preparing for re-use, recycling, other types of recovery (including energy recovery), and last of all disposal.

Figure MD14.1:



- 3.143 The Core Strategy (Policy CS19) identifies broad locations within which additional waste management facilities could come forward. Analysis of the spatial pattern of waste requiring different types of facilities against the location of existing and allocated facilities produced in support of the Core Strategy, indicates that additional waste facilities will be required in accessible locations close to the main urban areas. The most recent available data suggests that current capacity to treat both municipal and business wastes in

Shropshire currently exceeds established target levels for the county as a whole. However, this positive trend needs to be sustained if Shropshire is to continue to provide waste management services in appropriate locations to encourage enterprise, reduce business waste management overheads, counter balance waste exports for treatment and disposal outside Shropshire and support more sustainable waste management. Policies MD4: Managing Employment Development and MD9: Protecting Employment Areas make provision for a strategic supply of employment land and premises which have the potential to deliver additional capacity to meet these objectives. Specific sites which may be suitable for waste management facilities are identified as part of the schedules showing employment site commitments and allocations in the relevant settlement strategies.

- 3.144 The settlement pattern and distribution of business waste producers in Shropshire means that the county is unable to support more specialised waste management processes. Natural geology and water resources significantly restrict opportunities for landfill. This means that some waste material, including hazardous wastes and Very Low Level Radioactive Waste (VLLRW) is likely to continue to be exported for management and disposal outside the county. Shrewsbury, in particular, remains heavily dependent on waste management services delivered from facilities in neighbouring local authority areas, particularly Telford & Wrekin. The combined capacity of existing permitted sites and the potential new sites identified in Policy MD4 exceeds that which is required to manage waste generated in Shropshire and therefore effectively counter balances waste exports and helps to support appropriate 'cross boundary' waste flows.
- 3.145 Planning applications for waste management activities should provide an appropriate level of detail to inform a reasonable degree of certainty on the planning application and to ensure the principle of the development and use of the land is acceptable with cross reference to permitting constraints. Any waste or digestate storage tanks shall be above ground, or where this is not feasible or practicable, proposals should demonstrate that tank bases are an appropriate distance above the seasonal water table. Further guidance is available in the Environment Agency policy 'Groundwater protection: Principles and practice' (commonly referred to as GP3). Where development is also subject to approval under pollution control regimes, Shropshire Council will continue to work closely with the Environment Agency to manage potential odour and noise impacts where detailed assessment may be required.

**Key Evidence:**

1. *Waste Data Overview (DEFRA June 2011)*: Gives an overview of the generation and management of waste in the UK;
2. *Authority Monitoring Report (Shropshire Council 2014)*: summarises the best available information about the quantities and types of waste generated in Shropshire, together with information about how this waste is managed and the capacity of local waste management facilities;

**Delivery and Monitoring of Policy:**

**This policy will be delivered by:**

- The development management process;

**The following indicators will be used to monitor the effectiveness of the policy:**

- The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria

## MD15 : Landfill and Landraising Sites

1. Proposals for new sites or extended landfill or landraising facilities will only be supported where:
  - i. No viable alternative form of waste management, higher up the waste hierarchy, is available or practicable;
  - ii. The proposed development would provide a solution for waste generated in Shropshire or for cross boundary waste flows consistent with the principle of 'equivalent self-sufficiency';
  - iii. The additional capacity generated would not prejudice the completion or restoration of existing landfill and landraising sites.
  
2. Proposals for new landfill or landraising facilities or extensions to existing facilities must:
  - i. Comply with relevant water management and water resource protection policy requirements;
  - ii. Demonstrate to the satisfaction of the WPA that there is a need for the;
  - iii. Make provision for the management and control of the generation of any leachate and landfill gas, including, wherever feasible, the recovery of energy from landfill gas;
  - iv. Comply with other relevant policies of the Development Plan.
  
3. Proposals for new landfill or landraising facilities or extensions to existing facilities will include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. On non-hazardous landfill sites interim restorations will be required to allow time for settlement to slow sufficiently before restoration is completed. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
  - i. Proposals which take account of the geography of the site, its surroundings, and any development plan policies relevant to the area;
  - ii. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
  - iii. A Management Plan, which should address the management requirements during each phase of the proposed development;
  - iv. A Reclamation Plan;
  - v. Provision for a 5 year period of aftercare.

Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.

## Explanation

- 3.146 Shropshire Council supports the objective of achieving 'Zero Waste to Landfill', whereby the value of resources consumed in Shropshire is fully captured in a way consistent with the Waste Hierarchy. No new landfill sites are therefore proposed or identified, but we need to supplement Core Strategy Policy CS19 to provide more detailed policy criteria as a benchmark against which to assess any applications for new or extended landfill or landraising sites which may come forward during the Plan period.
- 3.147 Natural geology and the geography of water resources in Shropshire significantly restrict opportunities for landfill because of the potential for adverse impacts on groundwater. EU law and national guidance from the Environment Agency restrict or prevent landfill and land raising sites where there is a significant risk that water quality could be adversely affected: [http://www.environment-agency.gov.uk/static/documents/Business/RGN\\_LFD1\\_Landfills\\_\(v2.0\)\\_30\\_March\\_2010.pdf](http://www.environment-agency.gov.uk/static/documents/Business/RGN_LFD1_Landfills_(v2.0)_30_March_2010.pdf) Any proposals for new or extended landfill or landraising sites should comply with relevant water management and protection policy requirements.
- 3.148 The availability of landfill void in Shropshire is declining and only one landfill site accepting mixed (non-hazardous) waste now remains operational near Ellesmere. An assessment of potential locations for future landfill sites in Shropshire in 2003 informed the development of the Waste Local Plan (2004) but no acceptable sites were identified in the Plan. A 2009 study of landfill capacity across the West Midlands indicated that existing capacity was expected to last until at least 2019, although alternative economic and diversion assumptions might extend this to as late as 2027/28.

### Key Evidence:

1. *Authority Monitoring Report (Shropshire Council 2014)*: summarises current information about the quantities and types of waste generated in Shropshire, together with information about how this waste is managed and the capacity of local waste management facilities;
2. *West Midlands Landfill Capacity Study 2009 Update (Scott Wilson 2009)*: summarises available information about the availability of landfill void space in the West Midlands, together with trends and future projections regarding the rate at which it is being consumed and its remaining life span;
3. *Assessment of Potential Locations for the Disposal of Non-Hazardous Waste in Shropshire (Entec UK Limited March 2003)*: Assessed potential locations for the disposal of non-hazardous waste in Shropshire by evaluating and updating the methodology developed by Shropshire County Council for the Waste Local Plan and by assessing in more detail, potential areas identified through the application of this methodology.

### Delivery and Monitoring of Policy:

**This policy will be delivered by:**

- The development management process;

**The following indicators will be used to monitor the effectiveness of the policy:**

- Available landfill capacity in Shropshire.
- The proportion of planning consent in which the policy referenced in planning conditions consistent with the policy criteria



## MD16 : Mineral Safeguarding

1. Applications for non-mineral development which fall within Mineral Safeguarding Areas (MSA) and which could have the effect of sterilising mineral resources will not be granted unless:
  - i. The applicant can demonstrate that the mineral resource concerned is not of economic value; or
  - ii. The mineral can be extracted to prevent the unnecessary sterilisation of the resource prior to the development taking place without causing unacceptable adverse impacts on the environment and local community; or
  - iii. The development is exempt as set out in the supporting text below.
2. Consistent with the requirements of Policy MD8, applications for non-mineral development within the identified buffer zone surrounding identified mineral transport and processing facilities will not be granted unless the applicant can demonstrate that:
  - i. The development proposed would not prevent or unduly restrict the continued operation of the protected infrastructure; or,
  - ii. That the identified facilities are no longer required or that viable alternative facilities are available.

MSA boundaries and protected mineral transport and processing facilities are identified on the Policies map and insets. The buffer zones which will apply to protected resources and facilities are identified in the explanatory text below.

3. Applications for permission for non-mineral development in a MSA must include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development or the protected mineral handling facility (termed a Mineral Assessment). This assessment will provide information to accompany the planning application to demonstrate to the satisfaction of the MPA that mineral interests have been adequately considered and that known mineral resources will be prevented, where possible, from being sterilised or unduly restricted by other forms of development occurring on or close to the resource;
4. Identification of these areas does not imply that any application for the working of minerals within them will be granted planning permission.

### Explanation

- 3.149 Minerals are finite resources and so their conservation and waste minimisation are important planning considerations. The National Planning Policy Framework and the Shropshire Core Strategy (Policy CS20) require the safeguarding of Shropshire's mineral resources. In order to conserve mineral

resources, every effort will be made to ensure that, where practicable, known mineral resources are not sterilised by other forms of development. The British Geological Survey was commissioned in 2008 by Shropshire Council to define the broad extent of Mineral Safeguarding Areas (MSAs) using criteria consistent with national good practice guidance. The MSA boundaries and protected mineral transport and processing facilities are illustrated on the draft Policies Map and more detailed information is available on an 'interactive' mineral safeguarding map which is available on the Council's website. The MSA includes information the Coal Authority's 'Surface Coal Resource Plan' (Sept 2008) which defines consultation arrangements for circumstances in which the Coal Authority need to be consulted on coal resources. Additional information specifically concerning local stone resources is available online from the English Heritage and BGS Strategic Stone Study which has been assembled to help identify and protect sources of local building and roofing stone:

[http://www.bgs.ac.uk/mineralsuk/mines/stones/EH\\_project.html](http://www.bgs.ac.uk/mineralsuk/mines/stones/EH_project.html)

3.150 Non-mineral development which is exempt from the requirements of Policy MD16 comprises:

- i. applications for householder development;
- ii. applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site;
- iii. applications that are in accordance with the development plan and site allocations where the assessment of site options took account of potential mineral sterilisation and determined that prior extraction was not required;
- iv. applications for advertisement consent;
- v. applications for reserved matters including subsequent applications after outline consent has been granted;
- vi. prior notifications (telecoms, forestry, agriculture, demolition);
- vii. Certificates of Lawfulness of Existing Use or Development (CLEUD) and Certificates of Lawfulness of Proposed Use or Development (CLOPUD);
- viii. applications for works to trees;
- ix. applications for temporary planning permission;
- x. development types already specified in the Local Development Plan as exempt from the need for consideration on safeguarding grounds;
- xi. applications for development of national, regional or local significance which outweighs the value of the mineral;

3.151 For the purposes of Policy MD16(2) the following safeguarding buffers will apply:

<b>Safeguarded Infrastructure</b>	<b>Buffer Size</b>
Main access road to mineral site	100m
Haul road within minerals site	50m
Existing mineral processing plant	250m
Extraction area: Sand & Gravel & Clay	100m
Extraction area: Crushed Rock & Opencast Coal	250m

3.152 For the purposes of MD16(3), where required, the assessment of the effect of the proposed development on mineral resources or mineral handling facilities can form part of any Design & Access Statement.

**Key Evidence:**

1. *Minerals Safeguarding Areas for Shropshire including Telford and Wrekin (BGS 2008)* identifies the extent of individual mineral resources in Shropshire and defines Minerals Safeguarding Areas for each mineral resource.
2. *Coal Authority Surface Coal Resource Plan (Sept 2008)* identifies areas and consultation arrangements for circumstances in which the Coal Authority needs to be consulted on coal resource issues;
3. *Strategic Stone Study (English Heritage and BGS 2004)*: assembled information on known building stones used within Shropshire together with representative examples of construction from those stones and known building stone quarries.

**Delivery and Monitoring of Policy:**

**This policy will be delivered by:**

- The development management process;

**The following indicators will be used to monitor the effectiveness of the policy:**

- The number of applications refused due to the impact on safeguarded mineral resources and infrastructure.

## **MD17: Managing the Development and Operation of Mineral Sites**

1. Applications for mineral development will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:
  - i. Measures to protect people and the environment from adverse effects, including visual, noise, dust, vibration and traffic impacts;
  - ii. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network and the potential to transport minerals by rail. Where opportunities to transport minerals by rail are not feasible there will be a preference for new mineral sites to be located where they can obtain satisfactory access to the Primary Route Network;
  - iii. The cumulative impact of mineral working, including the concurrent impact of more than one working in a specific area and the impact of sustained working in a specific area;
  - iv. Impacts on the stability of the site and adjoining land and opportunities to reclaim derelict, contaminated or degraded land (Policy CS6);
  - v. Effects on surface waters or groundwater and from the risk of flooding (Policy CS18);
  - vi. Effects on ecology and the potential to enhance biodiversity;
  - vii. The method, phasing and management of the working proposals;
  - viii. Evidence of the quantity and quality of mineral and the extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate use of high quality materials;
  - ix. Protecting, conserving and enhancing the significance of heritage assets including archaeology.

Where necessary, output restrictions may be agreed with the operator to make a development proposal environmentally acceptable.

2. Mineral working proposals should include details of the proposed method, phasing, long term management and maintenance of the site restoration, including progressive restoration towards full reinstatement of occupied land and removal of all temporary and permanent works. A satisfactory approach will avoid the creation of future liabilities and will deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
  - i. Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area;
  - ii. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
  - iii. A Management Plan, which should address the management requirements during each phase of the proposed development;
  - iv. A Reclamation Plan;

## MD17: Managing the Development and Operation of Mineral Sites

- v. Provision for a 5 year period of aftercare.

Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.

3. Proposals for the working of unconventional hydrocarbons should clearly distinguish between exploration, appraisal and production phases and must demonstrate that they can satisfactorily address constraints on production and processing within areas that are licensed for oil and gas exploration or production. Particular consideration will be given to the need for comprehensive information and controls relevant to the protection of water resources.
4. Where relevant, applications for the winning and working of coal should include proposals for the separation and stockpiling of fireclay so that its value as a mineral resource can be captured.
5. Sustainable proposals for the working of building stone will be supported, and a flexible approach will be adopted to the duration of planning consents for very small scale, intermittent but long term or temporary working to produce locally distinctive building and roofing stone consistent with the objectives of Policy MD2.
6. Where ancillary development is proposed, proposals should include satisfactory measures to minimise adverse effects, including:
  - i. Locating the ancillary development within or immediately adjacent to the area proposed for mineral working or on an established plant site;
  - ii. Restricting the principal purpose to a purpose in connection with the winning and working of minerals at the site or the treatment, storage or removal of minerals excavated or brought to the surface at that site;
  - iii. For imported minerals, where necessary, to limit the quantities involved to control the volume and type of traffic, and the establishment of an acceptable route for the traffic to and from the site;
  - iv. The cessation of the ancillary development when working of the mineral for which the site was primarily permitted has ceased and removal of plant and machinery to allow full restoration of the site.

Where ancillary development could have an adverse effect on the local environment which cannot be mitigated to acceptable levels, a condition may be attached to the planning permission to control the adverse effects by limiting development to an established plant site, or introducing a stand off from sensitive land uses, or mitigating effects in other ways, or as a last resort, withdrawing permitted development rights so that the ancillary development can be properly controlled by the terms of the planning permission.

## **Explanation:**

- 3.153 Mineral working is a temporary, but often long term activity which is essential to provide the infrastructure, buildings, energy and goods that the country needs. Technical work prepared in support of the Core Strategy describes the range of aggregate and industrial mineral resources which are currently worked in Shropshire. The best available data and discussion with neighbouring mineral planning authorities confirm that mineral allocations are only required during the Plan Period for sand and gravel working.
- 3.154 The National Planning Policy Framework also requires us to set out environmental criteria against which planning applications for mineral working will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health. Mineral working has the potential to impact on both groundwater and surface water as a result of removal of materials, de-watering activities and restoration activities. It is important that these aspects are fully considered at an early stage and applications should be accompanied by a hydro-geological risk assessment to assess the potential impacts of the proposal on environmental features supported by groundwater, for example, wetlands, watercourses, ponds or existing water supplies. A programme of groundwater level monitoring should commence well in advance of the submission of a planning application in order to inform the risk assessment. The assessment must consider whether potential impacts are deemed acceptable and/or can be appropriately managed through avoidance or mitigation measures. A Scheme of working based upon the HRA and groundwater level monitoring results should be submitted with any planning application. A 'water features survey' will also be required to identify environmental features and may require installation of monitoring infrastructure and implementation of a long term monitoring programme for the water environment.
- 3.155 Minerals are a finite resource and applications should be accompanied by appropriate evidence, collected through a professionally undertaken programme of drilling and mineral assessment, to demonstrate the quantity and quality of mineral.
- 3.156 Mineral working can also help to deliver substantial environmental and community benefits. We therefore also need to establish policies to support mineral working which helps to secure locally sensitive design consistent with Policy MD2 and to ensure that high quality restoration and aftercare of mineral sites takes place at the earliest opportunity and, wherever possible, helps to secure environmental networks or environmental and community benefits identified in the relevant local Place Plan. The restoration of mineral sites can make a positive contribution to the objectives of the Water Framework Directive by helping to achieve good ecological status by 2027 and supporting multi-functionality in after use schemes including environmental enhancements such as flood management and biodiversity benefits from wet washland attenuation.

### Key Evidence:

1. *Authority Monitoring Report (Shropshire Council 2014)*: summarises available information about the general distribution and working of mineral resources and provides more detailed information about aggregates working;
2. *Draft Local Aggregates Assessment (Shropshire Council and Telford & Wrekin Council 2014)*: summarises available information about the supply and working of mineral aggregates in Shropshire;
3. *National and Regional Guidelines for Aggregates Provision in England 2005-2020 (CLG 2011)*: sets out revised guidelines for aggregates provision for each Mineral Planning Authority (including Shropshire) for the period 2005 to 2020 inclusive. It also indicates how the guidelines should be taken into account in the planning process as a material planning consideration;
4. *West Midlands Aggregates Working Party Annual Report (WMRAWP 2010)*: provides statistical information on the sales and remaining reserves of aggregate minerals for each Mineral Planning Authority Area, derived from data provided by the minerals industry and collected and collated by Mineral Planning Authorities;
5. *Strategic Stone Study (English Heritage and BGS 2008)*: contains information on known building stones used within the county, together with representative examples of stone buildings and villages constructed from those stones; and known building stone quarries

### Delivery and Monitoring of Policy:

#### This policy will be delivered by:

- The development management process;

#### The following indicators will be used to monitor the effectiveness of the policy:

- The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria;

## 4. Settlement Policies

### S1: Albrighton Area

#### S1.1: Albrighton Town Development Strategy

1. Albrighton will provide for local needs, delivering around 250 dwellings over the Plan period. Local needs will predominantly be met on two allocated sites, with small-scale windfall development within the development boundary making up the balance.
2. Land is allocated for housing development as set out in Schedule S1a below and identified on the Policies Map.
3. Land to the east of site ALB002 is safeguarded for the village's long-term development needs. Only development which would not prejudice the potential future use of this land to meet Albrighton's longer term development needs will be acceptable on the safeguarded land during the plan period.
4. Retail development will be directed to the village centre where it will benefit from, and contribute to, the town's historic character. The Primary Shopping Area on the High Street is protected for retail uses in accordance with Policies CS15 and MD10a.
5. All development proposals should have regard to the Albrighton Plan.

#### Schedule S1.1a: Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land at White Acres (ALB003) (ALBa in the Albrighton Plan)	Development to deliver housing that is capable of occupation by people of retirement age. A proportion of one and two-bed units is sought within the development. Development proposals should respect and enhance the character and significance of the Conservation Area and its setting, and provide an attractive pedestrian route between the High Street and Garridge Close. Vehicular access should accord with the 'Manual for Streets' concept of shared streets with very low vehicular speeds.	20



Allocated sites	Development Guidelines	Provision
Land east of Shaw Lane (ALB002) (ALBb in the Albrighton Plan)	<p>The provision of affordable housing as part of the development should have particular emphasis on intermediate affordable housing for local needs, assisting any innovative forms of community-led provision as appropriate. Amongst the market housing, a proportion of one or two bed units will be sought.</p> <p>Development proposals should help provide additional parking in the vicinity of Albrighton railway station. As part of the development, land will be provided on or adjoining the site for open space and leisure facilities including a children's play area, adult football pitch, youth shelter, multi-use games area and leisure centre/sports hall, with good pedestrian connections to the village.</p> <p>Proposals must provide for the long term comprehensive development of this site and facilitate an eventual through-road between Kingswood Road and the northern end of Shaw Lane. The site layout should allow for integration with future development on the safeguarded land over the longer term.</p>	180

### Schedule S1b: Employment Sites

*There are no employment sites allocated in the Albrighton area.*

### Explanation

- 4.1 The first Albrighton community-led Plan (the non-statutory 'Albrighton Neighbourhood Plan Light', hereafter called 'the Albrighton Plan') was adopted by the Parish Council in June 2013 and adopted by Shropshire Council for development management purposes on 26<sup>th</sup> September 2013. The policy will continue to apply to any updated or replacement community-led Plans for Albrighton that are formally adopted by Shropshire Council in the future.
- 4.2 The nature and scale of development is designed to maintain and enhance Albrighton's role as a Market Town/Key Centre as set out in Core Strategy Policy CS3, whilst respecting its location in the Green Belt and recognising that development should be for local needs.
- 4.3 Albrighton is surrounded on all but its eastern side by the West Midlands Green Belt, where Policies CS5 and MD6 apply. A limited amount of land to the east of Albrighton was removed from the Green Belt in the previous Local Plan 2006, to be safeguarded for the village's future development needs. Part of this safeguarded land at Shaw Lane / Kingswood Road is allocated in

Schedule S1a above for development during the 2006-2026 Plan period. The remainder is safeguarded for the village's long-term development needs and should be treated like Green Belt land in the meantime.

- 4.4 The type of housing sought should reflect local evidence in accordance with Policy MD3, and help balance the size, type and tenure of the local housing stock in accordance with Policy CS11 and paragraphs 2.1-2.5 of the Type and Affordability of Housing SPD. It is clear from the 2011 census that Albrighton has an ageing population that is mis-matched with a housing stock dominated by family housing. The community survey on which the Albrighton Plan is based found that 57% of those answering question 7 about their unmet housing requirements needed a one or two bedroomed home (97 out of 169 respondents to this question). In response, Policy ALB1 of the Albrighton Plan requires a high proportion of one and two bedroomed units.
- 4.5 In accordance with paragraph 50 of the NPPF, site ALB003 at Whiteacres (site ALBa in the Albrighton Plan) is identified as being capable of meeting the housing requirements of people of retirement age and should therefore include a mix of housing designed to be attractive for the 55-75 or 75+ age groups. The site is particularly well located for the active retired market, being within easy walking distance of Albrighton centre's services and facilities. An attractive pedestrian route that maximises the opportunity provided by the existing right of way should be an integral part of any scheme.
- 4.6 The development of Site ALB002 east of Shaw Lane (site ALB2b in the Albrighton Plan) will be accompanied by a masterplan in due course that will show the road network and land reserved for open space and parking uses. It is envisaged that Community Infrastructure Levy monies will be used to help provide the sports facilities on the reserved land.
- 4.7 To protect the centre for A1, A2, A3 and A4 uses in accordance with Policy ALB5 in the adopted Albrighton Plan, it is appropriate to apply the primary shopping area designation in Policy MD10a to Albrighton's centre. With reference to Policy MD10a, the Albrighton town centre area and the primary shopping area are identical. For simplicity, only the primary shopping area is displayed on the Policies Map.
- 4.8 All development will need to take account of known critical infrastructure constraints and requirements, as identified within the Albrighton Plan, the Albrighton Place Plan and LDF Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9 of the Shropshire Core Strategy.
- 4.9 The Donington and Albrighton Local Nature Reserve runs along the village's northern development boundary, details of which are at <http://www.daln.org/>. Development must have no adverse impact on the Local Nature Reserve or on local watercourses, in accordance with Policies MD12, CS6 and CS17 and the adopted Albrighton Plan Policy ALB10.
- 4.10 No villages or hamlets have to date requested designation as community hubs or cluster settlements in the Albrighton area. Development in the rural

area must meet the Green Belt Policies MD6 and CS5. The small village of Beccbury is inset (i.e. not included) in the Green Belt, and is treated as countryside under Policies MD7 and CS5. Affordable housing, small scale employment uses, some conversions and change of use, and uses appropriate to a rural area (such as agriculture) are permitted in the countryside and in the Green Belt.

- 4.11 The RAF Museum and RAF Cosford including the Defence College of Aeronautical Engineering (DCAE) to the north west of Albrighton are covered by Policy MD6.
- 4.12 Whilst there are currently no identified Community Hubs or Clusters in the rural area beyond Albrighton, there has been some delivery of housing in the past through affordable exception sites and the conversions of existing farm and other buildings which it is envisaged will continue.

### **S1.2: Community Hub and Cluster Settlements**

*There are currently no Community Hub or Cluster Settlements in the Albrighton area.*

### **S1.3: Area-wide Policies and Other Allocations**

#### **S1.3(i): Area-wide Policies**

- 1. Proposals for small scale office, workshop and light industrial uses and the expansion of existing businesses across the Albrighton area will be supported where they are well suited to employment use and meet Policies CS5, MD4, MD6 and MD7b as appropriate.

## S2: Bishop's Castle Area

### S2.1 Bishops Castle Town Development Strategy

1. Bishop's Castle will provide the focus for development in this part of Shropshire, with a housing guideline of around 150 dwellings for the period 2006-2026.
2. New housing development will be delivered through the allocation of a greenfield site together with a windfall allowance which reflects opportunities within the town's development boundary as shown on the Policies Map. The allocated housing site is set out in Schedule S2.1a and identified on the Policies Map.
3. To foster economic development and to help deliver a balance between new housing and local employment opportunities, the existing employment commitment in Schedule S2.1b for the Phase 2 expansion of Bishops Castle Business Park will be re-allocated as the most sustainable location for employment development. No further employment sites are allocated but existing commitments identified in Schedule 7.1c and the protection of existing employment areas in Policy MD9 will provide a range and choice of employment opportunities in the town.
4. To support Bishop's Castle's role as a Market Town, the extent of the town centre for retail purposes is identified on the Policies Map. Development proposals in this area will need to satisfy the policy requirements set out in Policy CS15 and Policy MD12.
5. Mitigation measures will be required to remove the adverse effects of development in Bishop's Castle on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure and applying the highest standards of design, in accordance with Policies CS6 and CS18.

#### Schedule S2.1a: Allocated Housing Site

Development of the allocated housing site identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in this schedule.

Site	Development guidelines	Provision
Schoolhouse Lane East (BISH013)	Subject to suitable and satisfactory vehicular access via the B4384, sensitive and careful landscaping to minimise the visual impact when viewed from the AONB and the retention of	40

	existing tree and hedge lines where possible.	
--	---	--

**Schedule S2.1b: Allocated Employment Site**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Site	Development Guidelines	Provision (hectares)
Land at Bishops Castle Business Park, Phase 2	Site has been re-allocated as the most sustainable location for new employment development and will extend the successful Phase 1 Bishop's Castle Business Park which is reaching full capacity. Committed with detailed permission SS1989/01127 for Class B2 uses the land requires to be made readily available through the provision of highway accesses from Phase 1 and through the servicing of the land into development plots to be marketed to end users.	2.8

**Explanation**

- 4.13 Bishop's Castle provides services and facilities for a large, remote, deeply rural and in places sparsely populated part of south Shropshire. The nature and scale of future development is designed to maintain and enhance this small settlement's role as a Market Town as set out in Policy CS3.
- 4.14 The town lies to the west of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and much of the remainder of the Bishop's Castle area is within this nationally designated landscape. The town's medieval settlement pattern with its narrow roads means that vehicular access is often difficult. Much of the town centre lies within a Conservation Area, there are a large number of listed buildings and the castle site is a Scheduled Ancient Monument. The community has expressed a preference for development to the north and east of the town.
- 4.15 There was a net gain of 85 houses (either built or committed) between 2006 and 2013 so the Plan needs to make provision for around a further 65 homes. The previous growth rate (2006 -2013) was 12 houses per year. A further 65 homes over the Plan period represents a growth rate of 5 per year. This much lower rate reflects the community's aspirations for growth and takes into account the town's remote location and relatively small population size. In addition to the site allocation identified, there are significant opportunities for the development of windfall sites for housing within the existing development boundary.

- 4.16 Bishop's Castle Business Park is a small but successful employment area located to the south east of the town which is nearing full capacity with a small area of committed development shown in Schedule S2.1c below. The Business Park with the existing highway access and distributor road have the potential to deliver a significant Phase 2 expansion providing over 2 hectares of Class B1, B2 and B8 development in the period to 2026. The Phase 2 expansion will require the new land to be accessed and serviced through the existing Business Park before the site can be marketed as a readily available site for employment use.
- 4.17 The Plan HRA indicates that development in Bishop's Castle may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment and the Natural Environment Supplementary Planning Document.

<b>Schedule S2.1c: Committed urban employment sites</b>	
The committed urban employment sites below will provide a range and choice of economic development opportunities in the town.	
<b>Employment Sites</b>	<b>Provision (hectares)</b>
Bishops Castle Business Park, Phase 1, Plot 1a	0.3
Bishops Castle Business Park, Phase 1, Plot E	0.1

- 4.18 All development will need to take account of known infrastructure constraints and requirements, as identified within the Bishop's Castle Area Place Plan and LDF Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

<b>S2.2: Community Hub and Cluster Settlements</b>
Community Hubs and Clusters in the Bishop's Castle area are identified in Policy MD1 and listed in the schedule below, together with the agreed housing requirements and key elements of each Hub and Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and the guidance in any community led plan or Parish Plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in the schedule.
Mitigation measures will be required to remove the adverse effects of development

in the Bishop's Castle area on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.

## **Community Hubs:**

### **S2.2(i): Bucknell**

Bucknell is a community hub with a housing guideline of around 100 dwellings over the period to 2026. Development in the village at 2013 comprises around 22 dwellings built (8 dwellings) or capable of delivery (14 dwellings). The majority of the remaining 78 dwellings will be delivered through the allocation of a single large, mixed use site close to or adjoining the principal services including the employment area, train station, village shop and village hall. The development of this allocation should provide a sustainable mix of dwelling types and sizes to meet local needs for affordable and family housing with employment units to accommodate existing businesses relocated within the site and further units to accommodate economic investment in the village.

The balance of housing development will be delivered through opportunities for small scale development on windfall sites within the existing development boundary identified on the Policies Map. Windfall development on small sites will be permitted within the development boundary to deliver around 8 new homes or to bring the level of housing development up to the desired level of 100 new houses in Bucknell.

<b>Site</b>	<b>Development guidelines</b>	<b>Provision</b>
Timber Yard / Station Yard (BUCK001)	Development to deliver a mixed use residential and employment development to provide:  i) providing 70 new houses (including 30 houses already permitted in principle) with new employment units and new premises for the existing village shop;  ii) new employment units will accommodate existing / new businesses in the town and may also accommodate the existing timber yard enterprises.	70

### **S2.2 (ii): Chirbury**

Chirbury is a Community Hub with a housing guideline of around 30 additional dwellings over the period to 2026. There was a net gain of 1 house between 2011 and 2013. Key constraints include the Conservation Area and several listed buildings. Housing will be delivered through the development of the allocated site

**S2.2 (ii): Chirbury**

identified on the Policies Map and listed below.

<b>Site</b>	<b>Development guidelines</b>	<b>Provision</b>
Land to the rear of Horseshoe Road (CHIR001)	The Parish Council prefer that development should be in at least two phases, be accessed suitably and appropriately from the A490 and that an area of open space to act as a buffer to the existing properties on Horseshoe Road is provided.	30

**S2.2 (iii): Clun**

Clun is a community hub with a housing guideline of 70 new dwellings over the period to 2026. This development will be delivered through the allocation of a single large site located on the eastern edge of the town close to the existing services including the surgery and business park. The single allocation CLUN002 is expected to deliver a minimum of 60 dwellings to provide a sustainable mix of housing types and sizes to meet local needs for affordable and family housing.

The balance of development up to a maximum of 10 dwellings will be delivered through opportunities for small scale development on windfall sites within the existing development boundary. The management of windfall development in the town will respect the historic character of the settlement and the constraints imposed on the development potential of the town by the historic, narrow and restricted street pattern.

The scale of development in the town reflects the role of Clun as a principal service centre and visitor destination in the Clun valley on the western edge of the Area of Outstanding Natural Beauty.

<b>Site</b>	<b>Development guidelines</b>	<b>Provision</b>
Land at Turnpike Meadow (CLUN002)	Development to deliver a minimum of 60 dwellings on a site area with the capacity to deliver an appropriate mix, layout and design of housing and acceptable landscaping and open space provision. Access will be from the B4368 Clun Road forming a suitable junction on the southern boundary of the site. The development should link with the footpath on the northern boundary of the site providing pedestrian access to community facilities and services in the town. There is a need for a specific Flood Risk Assessment to determine whether the development can be delivered	60+



	within the Flood Zone 1 area on the proposed site. This assessment should investigate the need to reposition the eastern boundary of the site to accommodate the proposed scale of development.	
--	---	--

### **S2.2 (iv): Lydbury North**

Lydbury North is a community hub with a housing guideline of around 20 dwellings for the period to 2026. This growth will be delivered exclusively on four allocated housing sites, which are capable of providing around 20 dwellings. These developments are capable of providing a mix of dwellings types, sizes and designs to accommodate a broad range of housing demands with larger dwelling types potentially accommodating live / work lifestyles.

Site LYD009 has frontage highway access directly onto the B4385 and is expected to be developed independently from the adjoining allocations at LYD007 and LYD008. Sites LYD007, LYD008 and LYD011 are served by local access roads which form a cross roads junction with the B4385 immediately to the west of LYD009. Sites LYD007, LYD008, LYD009 lie over a culverted watercourse and potential blockages may result in the backing up of discharge upstream with particular effect on site LYD011. A specific Flood Risk Assessment will be required to determine the scale of this effect.

The highway and junction configurations and the use of the B4385 as a route to Bishops Castle may require local highway / junction safety improvements as part of the development of the allocated housing sites. The village may also offer opportunities for exceptions sites for affordable housing development where this will satisfy a proven local need. All sites should provide adequate off street parking to relieve congestion on the narrow local access roads and seek opportunities for pedestrian links through the village where possible. Development will protect, conserve and enhance the character of the village and its heritage assets, their significance and setting, particularly within the central Conservation Area and will also respect the setting of the village within the Area of Outstanding Natural Beauty (AONB).

Lydbury North Parish is a vanguard location for community planning. Proposals will form part of an emerging Community Led Plan providing additional guidance and helping to inform planning decisions in the parish.

<b>Site</b>	<b>Development guidelines</b>	<b>Provision</b>
South of Telephone Exchange (LYD007)	LYD007 is an undeveloped site within the countryside adjoining the village with frontage to the local access road and bounded by the operational telephone exchange. The site is proposed for the development of smaller 2 or 3 bed dwellings in a terraced layout. The design seeks to provide lower cost, open market housing along with the required affordable housing	8

<b>S2.2 (iv): Lydbury North</b>		
	contribution to satisfy local needs. The design of the development should respect the countryside setting in the AONB and existing residential amenity.	
North of Telephone Exchange (LYD008)	LYD008 is a similar site to LYD007 but is smaller and more closely associated with the built form of the village to the north and west. The site is proposed for the development of larger 3 or 4 bed dwellings in a mixed semi-detached / detached layout. The design seeks to contribute to the mix of dwellings types and sizes to be delivered across the allocations in the village. The design of the development should respect the countryside setting in the AONB and existing residential amenity.	5
Former Garage (LYD009)	Brownfield redevelopment opportunity on an under used and visually intrusive former garage site including an existing residential bungalow, which is expected to remain on the site. LYD009 has the benefit of direct vehicular access from the B4385 and should provide a gateway development to enhance the character of the village and its setting within the AONB. The site could accommodate 2 new dwellings subject to dwelling type and size and the impacts of a covenant affecting part of the site.	2
Land adjacent to Church Close (LYD011)	LYD011 is a discreet greenfield site enclosed within the built form of the village and located close to the edge of the Conservation Area in the setting of St Michael's and All Angels Church. This site offers the potential for a small, higher value housing development to provide 4 bed detached dwellings. This development is expected to reflect the character of the settlement in terms of plot sizes and dwelling type and design.	4

### Community Clusters:

<b>S2.2 (v): Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington</b>
The settlements of Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington are a Community Cluster within Chirbury and Brompton Parish where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 20 additional dwellings over the period to 2026.

**S2.2 (vi): Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)**

This group of 6 smaller settlements (which do not have development boundaries) is a community cluster where development will be expected to deliver an additional 15 dwellings over the period to 2026. Development is expected to comprise small scale infilling and conversion on suitable sites within or adjoining these 6 named settlements. The larger settlements of Clungunford and Hopton Heath may offer larger development sites close to key community services in the parish providing more sustainable development opportunities.

Development should be located on small scale infilling sites and conversions within or adjoining Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes). Clungunford and Hopton Heath may provide larger sites offering better opportunities for sustainable development.

**S2.2 (vii): Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone**

The settlements of Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone within Worthen with Shelve Parish are a Community Cluster where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 15 additional dwellings over the period to 2026. The Worthen with Shelve Parish Council Local Implementation Plan expresses a preference for no more than 5 dwellings in any third of the Plan period and no more than 2 dwellings per site.

**S2.2 (viii): Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog.**

The settlements of Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog within Worthen with Shelve Parish are a Community Cluster where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 15 additional dwellings over the period to 2026. The Worthen with Shelve Parish Council Local Implementation Plan expresses a preference for no more than 5 dwellings in any third of the Plan period and no more than 2 dwellings per site.

**S2.2 (ix): Wentnor and Norbury**

The settlements of Wentnor and Norbury within Myndtown Combined Parish are a Community Cluster where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 25

**S2.2 (ix): Wentnor and Norbury**

additional dwellings over the period to 2026.

**S2.2 (x): Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.**

The settlements of Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott within Worthen with Shelve Parish are a Community Cluster where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 30 additional dwellings over the period to 2026.

The Worthen with Shelve Parish Council Local Implementation Plan expresses a preference for the following:

- a) phased development so that no more than 10 houses are permitted in each third of the Plan period,
- b) no single site is developed for more than 5 houses,
- c) the existing gap between the villages of Worthen and Brockton remains undeveloped to maintain the distinctive character and separate nature of the two settlements.

## Explanation

- 4.19 Community Hub and Cluster settlements are identified in Policy MD1 (Schedule MD1.1). The Schedule above sets out further information in relation to those settlements in the Bishop's Castle area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans guidance but new or updated plans/guidance may come forward over the Plan period. As with the identification of settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings but also with consideration to other aspects of the evidence base, including land availability, site suitability, current housing commitments and past rates of development as well as information and views from the promoters of sites, residents and other stakeholders.
- 4.20 The Plan HRA indicates that development in the Community Hubs of Bucknell, Clun, Lydbury North, and the Community Cluster of Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulations Assessment.

- 4.21 Further to the need for development to have regard to Policy MD8, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in this area, with the Place Plans providing further information on infrastructure needs and priorities.

**S2.3: Area-wide Policies and Other Allocations**

1. Mitigation measures will be required to remove the adverse effects from development in the Bishop's Castle area on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.
2. Windfall opportunities to develop around 4 hectares of suitable small scale employment uses within Bishops Castle and in the Community Hubs, Community Clusters or appropriate rural locations will be permitted. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.
3. Developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed employment sites in Schedule S2.1d below.

**Schedule S2.1d Committed Rural employment sites**

Settlements	Employment Sites	Provision (hectares)
Bucknell	Timber Yard / Station Yard, Bucknell	1.4

**Explanation**

- 4.22 The Plan HRA indicates that development in the Bishop's Castle area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment and the Natural Environment Supplementary Planning Document.
- 4.23 Opportunities for small scale employment development will also be permitted on suitable unallocated sites in appropriate development locations to extend the range and choice of the employment offer within the Bishops Castle area. The regeneration of existing employment areas will also be encouraged to further improve the quality of the employment offer.

## S3: Bridgnorth Area

### S3.1: Bridgnorth Town Development Strategy

1. Over the period 2006-2026, Bridgnorth will maintain and enhance its role in accordance with Policy CS3 by making provision for the needs of the town and surrounding hinterland, including attracting businesses to the area and allowing existing businesses to expand.
2. Around 1,400 dwellings and around 13 hectares of employment land with 6.6 hectares to relocate the existing Livestock Market, will be delivered in Bridgnorth on a mix of windfall and allocated sites. Land is allocated for housing and employment development as set out in Schedules S3.1a and S3.1b below and identified on the Policies Map.
3. Retail development will be directed to the town centre where it will benefit from, and contribute to, the town's historic character. The Primary Shopping Frontage at High Street and Whitburn Street are protected for retail uses in accordance with Policies CS15 and MD10a and MD10b.
4. Existing employment land at Bridgnorth Aluminium campus, Faraday Drive, Stanmore Industrial Estate and Stanley Lane as shown on the Policies Map will be reserved for business and industrial uses. Development on these safeguarded employment sites will be for uses within classes B1, B2, B8 for offices, workshops, general industry or storage and distribution uses and appropriate sui generis uses.

### Schedule S3.1a: Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land north of Wenlock Road, Tasley (BRID001/BRID020b)	Mixed development of dwellings; retirement or supported housing accommodation; hotel; recreation space and neighbourhood centre comprising local facilities such as a petrol station with small convenience store, day care, health & fitness facilities (this is subject to the relocation of the livestock market and provision of a fully serviced business and industrial estate on sites ELR011b and ELR011a respectively).	200 dwellings 6.3 Ha for other uses
Land north of Church Lane, Tasley	Residential development, subject to the provision of public open space that extends	300

Allocated sites	Development Guidelines	Provision
(BRID020a)	the environmental network and provision of direct access to a new roundabout on the A458 and the protection of Church Lane as a quiet lane shared with pedestrians.	

### **Schedule S3.1b: Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated Sites	Development Guidelines	Provision (hectares)
Land at Tasley south of the A458 bypass (ELR011/a)	Development to deliver a business park comprising offices, industrial and warehousing uses (use classes B1, B2, B8 and appropriate sui generis uses) subject to access by means of a new roundabout on the A458 and adequate landscaping.	6.7 (Net of landscaping)
Land at Tasley south of A458 at Tasley (ELR011/b)	Allocated for the relocation of the existing livestock market together with its existing or alternative ancillary uses only. Suitable landscaping and woodland planting will be provided along the site edge.	6.6 (Net of landscaping)
Land at Old Worcester Road (W039)	Allocated for employment uses with a presumption in favour of the development of recycling and environmental industries. A specific Flood Risk Assessment will be required to investigate surface water flow paths within the site, with the objective of implementing appropriate surface water management measures to keep the affected areas in open use.	1.5

### **Explanation**

- 4.24 Policy CS3 indicates that additional development will help to strengthen Bridgnorth's economic role and maintain its role as a sustainable place. To maintain its role, the town will need to accommodate balanced housing and employment development within its development boundary and on sites allocated for development.

- 4.25 Great concerns were raised by the local community about the concentration of development at Tasley and crossing the bypass, but at the present time the town has little option but to extend in a north-west direction due to Green Belt, topographical and landscape constraints in all other directions. It is recognised that the Green Belt will need to be reviewed in the next Local Plan review.
- 4.26 This scale of growth is necessary in order to meet paragraph 182 of the National Planning Policy Framework (NPPF) requirement to plan positively to meet Shropshire's housing, employment and infrastructure needs. The proposed allocations provide a balanced scheme that will deliver a mix of employment and residential development along with road network improvements and community facilities. The planned, comprehensive scheme represented by the allocations at Tasley (BRID020a, BRID020b, ELR011/a, ELR011/b) will deliver more for the town and local community than a collection of smaller, ad hoc proposals.
- 4.27 One of the Plan's aims is to help deliver a better balance between housing and employment in Bridgnorth, and to provide additional local employment opportunities to reduce the need to commute out of the town for work.
- 4.28 To this end, existing employment land will be safeguarded and supplemented by the provision of around 13 hectares of developable land to encourage a wide range of local employment opportunities including the remaining land at Chartwell Business Park (4.6ha after excluding the permitted retail uses on the western half of the site) with land at Old Worcester Road (1.5ha) for waste management development and Land South of the A458 for a new business park / industrial estate (6.7ha). In addition, further land has been made available south of the A458 for the relocation of the existing livestock market (6.6ha) from its current site. This provision will be supported by the protection of existing employment areas within and adjoining the town at Bridgnorth Aluminium, Faraday Drive, Stanmore Industrial Estate and Stanley Lane in accordance with Policy MD9. This is necessary to meet the requirements of the NPPF to place significant weight on the need to support economic growth through the planning system and to plan proactively to meet the development needs of the business.
- 4.29 The allocated employment sites in Schedule S3b will complement the committed urban employment sites below to provide a range and choice of economic development opportunities in the town.

<b>Schedule S3.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Bridgnorth	Stanmore Industrial Estate, Stanmore	2.8
Bridgnorth	Bridgnorth Aluminium, Stourbridge Road	0.3



<b>Schedule S3.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Bridgnorth	Faraday Drive (East & West), Bridgnorth	0.3
Bridgnorth	Chartwell Business Park (East)	4.6

- 4.30 The scale of residential development over the remaining Plan period will be significantly lower than that in recent years (around 700 further dwellings planned over the 13 years 2013-2026 is approximately half the rate of the approximate 700 dwellings built or committed in the 7 years 2006-2013) and less than the Shropshire rate of growth<sup>1</sup>. It is expected that the rate of windfall development in Bridgnorth will slow in future years as fewer sites are now available relative to previous years.
- 4.31 Land across the bypass at ELR011/a is only being released on the condition that it is for the town's long-term business and industrial needs (use classes B1, B2 & B8 and appropriate sui generis uses including car dealerships) and it is therefore appropriate to reserve it entirely for such uses. Use class A1 retail developments will not be permitted on this land in accordance with Policy CS14.
- 4.32 Land at ELR011/b will only be released for the relocation of the livestock market and its associated uses. Should the livestock market close permanently, the land will be reserved for future B1, B2 or B8 uses only.
- 4.33 The land shown on the Policies Map as allocations ELR011/a and ELR011/b includes a generous allowance (over 6 ha) for landscaping and sustainable drainage, with a net developable area of 6.7 ha and 6.6 ha respectively. Landscaping and drainage will be detailed at planning application stage.
- 4.34 All development will need to take account of known critical infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

---

<sup>1</sup> Shropshire-wide growth is 1.06% per annum (27,500 dwellings added to 129,674 households at the 2011 census, over 20 years). Bridgnorth's rate of growth 2006-2013 was 1.7% p.a. (700 dwellings added to approx. 6,000 dwellings in Bridgnorth and Tasley over 7 years) while the planned rate of growth 2013-2026 is 0.9% (700 dwellings over approx. 6,000 dwellings over 13 years). In contrast, the growth in households in the two Bridgnorth wards between the 2001 and 2011 censuses was 3.9%.

## **S3.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Bridgnorth area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

### **Community Hub:**

#### **S3.2 (i): Ditton Priors Community Hub**

Ditton Priors is a Community Hub with a housing guideline of around 26 additional dwellings over the plan period to 2026. This will be delivered through the development of the allocated site together with development by infilling, groups of dwellings and conversions on suitable sites within the development boundary identified on the Policies Map. Small, well designed developments of less than 6 dwellings are acceptable within the development boundary provided they are sensitive to the village's Conservation Area and its location within the AONB.

Allocated sites	Development Guidelines	Provision
Land opposite 6 Station Road (DITT005)	Development to be small scale and in keeping with the surrounding village character.	12

### **Community Clusters:**

#### **S3.2 (ii): Neenton Community Cluster**

Neenton is a Community Cluster settlement where development by limited infilling and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with housing guidelines of around 7 additional dwellings over the period to 2026.

Allocated sites	Development Guidelines	Provision
Pheasant Inn (NEE001)	Development to deliver a mix of affordable and market dwellings and to support the reopening of the Pheasant Inn as a community held building.	7

### **S3.2 (iii): Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett Community Cluster**

The settlements of Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett are a Community Cluster in Morville Parish where development by infilling, conversions and small groups of dwellings may be acceptable on suitable sites, with a housing guideline of around 15 additional dwellings over the period to 2026. New housing will be delivered through appropriate small scale infill and windfall development within or immediately adjoining these villages.

### **Explanation**

- 4.35 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Schedule MD1.1). The schedule above sets out further information in relation to those settlements in the Bridgnorth area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.
- 4.36 Further to the need for development to have regard to Policy MD8 – Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans providing further information on infrastructure needs and priorities.

### **S3.3: Area-wide Policies and Other Allocations**

#### **S3.3(i): Area-wide Policies**

1. Developments that contribute to the area's economy are encouraged on sites that are inset (i.e. not included) in the surrounding Green Belt at Stanmore Industrial Estate and Alveley Industrial Estate.
2. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. 5 hectares of employment development are expected to take place on small-scale windfall sites across the Bridgnorth area over the Plan period and will be positively considered in relation to employment Policy MD4 and the relevant policies for Bridgnorth (CS3), hub and cluster settlements (CS4) or the rural area (CS5, MD6 & MD7b) as appropriate.

### S3.3: Area-wide Policies and Other Allocations

#### Schedule S3.1d: Committed Rural Employment Sites

Settlement	Employment Sites	Provision (hectares)
Alveley	Alveley Industrial Estate, Alveley	0.1
Ditton Priors	Adj Ditton Priors Industrial Estate, Ditton Priors	0.9

#### S3.3(ii): Minerals Allocation

3. Further to Policy MD5, to maintain an adequate and steady supply of sand and gravel during the Plan period in accordance with the established production requirement, an extension to the existing operational site at Morville, near Bridgnorth, is allocated as shown on the Policies Map:

#### Schedule S3.1e: Minerals Allocation

Allocated site	Development Guidelines	Provision
Morville Quarry Extension	Development is subject to appropriate measures to control potential cumulative impacts associated with concurrent or sequential mineral extraction operations in the local area and further assessment and appropriate mitigation measures to address potential adverse impacts on biodiversity and residential amenity.	20.76 ha - Approximate productive capacity: 0.7 million tonnes

## Explanation

### Area Wide Policies

- 4.37 There are a number of well-established existing rural industrial estates and employment sites in the rural area around Bridgnorth, including complexes of rural buildings. These sites make an important contribution to the overall provision of employment land and buildings, and to the rural economy. Further to Policies CS4 and CS5, Policy S3.3(i) confirms the Local Plan's positive approach to appropriate employment development in the rural areas and developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed employment sites in Schedule 3.1d. Redevelopment proposals in the Green Belt should refer to Policy MD6.
- 4.38 The area east of the River Severn lies in the metropolitan Green Belt, in which Policy MD6 applies. The exceptions are the villages of Claverley, Alveley and Worfield which are inset (i.e. not included) in the Green Belt, and are treated as countryside in which Policy MD7a and MD7b apply. Affordable housing,

small scale employment uses, some conversions and change of use, and uses appropriate to a rural area (such as agriculture) are permitted in the countryside (and in the Green Belt).

- 4.39 For chalet sites in the Severn Valley please see Policy MD11.

*Minerals Allocation*

- 4.40 Policy MD5 sets out detailed policy regarding sites for sand and gravel working, including all of the sites allocated for working in the Plan period. The extension to Morville Quarry will support the comprehensive working of mineral resources at a well-established existing quarry with good access to local markets.

Pre-Adoption

## **S4: Broseley Area**

### **S4.1: Broseley Town Development Strategy**

1. Over the period 2006-2026, around 200 dwellings and around 2 hectares of employment land are planned for Broseley. Apart from the site at Dark Lane, housing developments should be small scale to reflect the local character and meet the design principles in Policies DS1-DS9 of the Broseley Town Plan.
2. All development proposals should have regard to the adopted Broseley Town Plan. Local green spaces as identified on the Broseley Town Plan map will be protected from inappropriate development that harms their open character.
3. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Existing employment land will be protected unless it can be shown that a site is no longer viable, in which case proposals for mixed uses will be supported where the proposed alternative use would provide equal or greater benefits for the local community than the current use.
4. Land is allocated for employment development as set out in Schedule S4.1b below and identified on the Policies Map.
5. Tourist related development will be supported where it enhances an existing business on the same site, offers a conservation gain by restoring or improving the sustainable use of a heritage asset in accordance with MD13, or creates a new tourism related business on a suitable infill or brownfield site.
6. Retail development will be directed to the village centre where it will benefit from, and contribute to, the town's historic character. The Primary Shopping Area as shown on the Policies Map is protected for retail uses in accordance with Policies CS15 and MD10a.

#### **Schedule S4.1a: Housing Sites**

*There are no housing sites allocated in the Broseley area.*

#### **Schedule S4.1b: Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

<b>Allocated Sites</b>	<b>Development Guidelines</b>	<b>Provision (hectares)</b>
Land south of Avenue Road ELR017	The following site is allocated for employment-related development: for small scale office, workshop and light industrial uses (B1 use class) with access directly off Avenue Road. Development is subject to the completion of an archaeological assessment and appropriate mitigation measures as required and the layout and design must respect the character and significance of the Conservation Area.	1.3 Ha

## **Explanation**

- 4.41 The Broseley Town Plan (September 2013) was produced by the Town Council and formally endorsed by Shropshire Council as the local planning authority. The vision, objectives and Policies A1, A3, DS1-DS9, H1-H9, ED1-ED4, VE1-VE2, HP4, HP5, HP8, HP9, ENV1-ENV5 in the Broseley Town Plan were adopted as material considerations for development management purposes by resolution of Shropshire Council on 26th September 2013. Development will be expected to meet the policies and guidelines contained in the Broseley Town Plan 2013 and any other future community-led plan or masterplan that is adopted by Shropshire Council.
- 4.42 Shropshire's approach to protecting areas for their amenity, landscape or environmental characteristics is set out in Policies CS6, CS17 and MD12. Areas of value will be identified on an environmental networks map produced alongside the Natural Environment Supplementary Planning Document (SPD). The same approach is used here through a policy cross-link to the Broseley Town Plan map, which identifies local valued green spaces. The Town Plan and accompanying map was the subject of detailed public consultation over 2013 by the Broseley Town Council. It is anticipated that it will be updated at regular intervals.
- 4.43 No housing allocations are proposed for Broseley as 48 dwellings have already been built in the period 2006-2013, 34 dwellings have planning consent (as at 31<sup>st</sup> March 2013) and there is a resolution to grant planning permission (subject to a section 106 legal agreement ref. 12/02108/FUL) for 94 homes at Dark Lane. The remaining requirement of 24 homes can be met through windfall developments.
- 4.44 An allocation of 1.3 hectares of land is made for employment uses off Avenue Road. This site has reasonable road access from the main road and limited visual impact, being set back and located adjoining the power pylons.
- 4.45 Broseley has a number of employment premises, some of which are thriving and will be supported to grow, and others which are ready for re-use for other purposes and will be assessed on an individual basis. The Broseley Town Plan identifies the former factory site at Calcutts Road in the latter category, and supports its redevelopment for mixed uses, including housing.

- 4.46 To protect the centre for A1, A2, A3, A4 and A5 uses in accordance with Policy ED4 in the adopted Broseley Town Plan, it is appropriate to apply the primary shopping area designation in Policy MD10a to Broseley's centre. With reference to Policy MD10a, the Broseley town centre area and the primary shopping area are identical. For simplicity, only the primary shopping area is displayed on the Policies Map.
- 4.47 All development will need to take account of known critical infrastructure constraints and requirements, as identified within the Broseley Place Plan and LDF Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.48 Whilst there are currently no identified Community Hubs or Clusters in the rural area beyond Broseley, there has been some delivery of housing in the past through affordable exception sites and the conversions of existing farm and other buildings which it is envisaged will continue.

#### **S4.2: Community Hub and Cluster Settlements**

*There are currently no Community Hub or Cluster Settlements in the Broseley area.*

#### **S4.3: Area-wide Policies and Other Allocations**

##### **S4.3(i): Area-wide Policies**

1. Suitable small scale employment uses within Broseley or appropriate rural locations will be permitted, with provision of a total of around 2 hectares of employment land on windfall opportunities planned for the 2006-2026 Plan period. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD4.



## S5: Church Stretton Area

### S5.1 Church Stretton Town Development Strategy

1. Church Stretton will provide a focus for development in this part of Shropshire, with a housing guideline of about 370 dwellings and about 1 ha of employment land for the period 2006-2026.
2. New housing development will be delivered through the allocation of greenfield sites together with windfall development which reflects opportunities within the town's development boundary as shown on the Policies Map. The allocated housing sites are set out in Schedule S5.1a and identified on the Policies Map.
3. To foster economic development and to help deliver a balance between new housing and local employment opportunities, a specific site allocation of around 1 hectare of new employment land for class B1 uses (offices or light industrial) is set out in Schedule S5.1b and identified on the Policies Map.
4. To support Church Stretton's role as a Market Town, the extent of the town centre for retail purposes is identified on the Policies Map. Development proposals in this area will need to satisfy the requirements set out in Policy CS15 and Policy MD10a.
5. New development must recognise the importance of conserving and where possible enhancing, the special qualities of the Shropshire Hills Area of Outstanding Natural Beauty as set out in the AONB Management Plan and should be in accordance with Policies MD12 and MD13. Particular care should be taken with the design and layout of development in accordance with Policy MD2.

### Schedule 5.1a: Allocated Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in this schedule.

Site	Development guidelines	Provision
School Playing Fields (CSTR018)	<p>Development is subject to the provision of replacement sporting/recreational facilities of an equivalent or better quality and size (2.2ha) in a similarly accessible location and to satisfactory and appropriate vehicular access.</p> <p>Development must be carefully designed to take account of a specific Flood Risk Assessment to determine the developable area of the site and groundwater Source Protection Zones (SPZ) 1 and 2, in consultation with the Environment Agency. To safeguard groundwater resources, areas of SPZ1</p>	Up to 50

<b>Schedule 5.1a: Allocated Housing Sites</b>		
	within the site should be used for Public Open Space. Additionally, the design and layout of development must have regard to the setting of the Conservation Area.	
Battlefield to rear of Oaks Road/Alison Road (CSTR019)	Development is subject to satisfactory and appropriate vehicular access which must safeguard protected trees. The design and layout of development must have regard to the setting of the Conservation Area. A site specific Flood Risk Assessment must also be carried out to confirm residual risk arising from the watercourse on the site's northern boundary.	50

<b>Schedule 5.1b: Allocated Employment Sites</b>		
Development of the allocated employment site identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS14, Policies MD2, MD4 and MD8 and the development guidelines and approximate site provision areas set out in this schedule.		
Site	Development guidelines	Provision (hectares)
Springbank Farm (ELR078)	Development of class B1 uses will be subject to satisfactory and appropriate vehicular access and ecological assessment. The design and layout of development will need to satisfactorily address topographical, drainage and flood risk issues to be investigated through a specific Flood Risk Assessment to determine the developable area of the site.	1.27

### **Explanation**

- 4.49 Church Stretton provides services and facilities for a wide rural hinterland in south Shropshire. The nature and scale of future development is designed to maintain and enhance the settlement's role as a Market Town as set out in Policy CS3.
- 4.50 The town lies entirely within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) as does much of the remainder of the Church Stretton area. To the west of the town, the Long Mynd is a Site of Special Scientific Interest and the Town Council's Coppice Leasowes Local Nature Reserve is situated to either side of the A49 just north of the town centre. There are Scheduled Ancient Monuments at Nover's Hill to the north and Brockhurst to the south.

The Old Rectory to the south west of the town centre is an historic designed landscape of at least regional significance. Woodlands, some of which are ancient, and trees provide an important and attractive setting for the town and many are protected by individual and group Tree Preservation Orders.

- 4.51 The high quality environment provides a significant constraint to development in the town, particularly to the west of Shrewsbury Road and the High Street and on the higher slopes of the Stretton Hills to the east. Development on the valley floor to the south-west is constrained by flood risk. Much of the town centre lies within a Conservation Area. The separation of the two smaller settlements of All Stretton and Little Stretton from Church Stretton is greatly valued by the community.
- 4.52 There was a net gain of 201 houses (either built or committed) between 2006 and 2013 so the Plan now needs to make provision for a further 169 homes. The growth rate between 2006 and 2013 was 28.7 houses per year and a further 169 homes over the remainder of the Plan period represents a growth rate of 13 per year. This much lower rate recognises the town's location within the Shropshire Hills AONB and the contribution that the area's high quality environment makes to the local economy, particularly through tourism. It is also in line with Policy CS3 which seeks to deliver development in Church Stretton that balances environmental concerns whilst meeting local needs. In addition to the site allocations identified, there are significant opportunities for the development of windfall sites within the development boundary.
- 4.53 The allocation of a greenfield site for employment use addresses an identified need for small offices and light industrial use. It redresses the historically low level of employment development in Church Stretton and the fact that, at April 2013, there were no committed employment sites awaiting development. The employment allocation also provides a balance to recent and planned levels of housing growth. The regeneration of existing employment areas within the town's development boundary will additionally be encouraged to further improve the quality of the employment offer.
- 4.54 The AONB designation means that the highest and most sensitive design standards will be sought for all forms of new development in Church Stretton to minimise any adverse effects on landscape character and visual amenity in line with Policies CS6, MD2, MD12 and MD13. Guidance on how new development can conserve and enhance the distinctive characteristics of the town and its surroundings is provided in the AONB Management Plan, the Town Design Statement and other community led plans such as the Shop Front Design Guide.
- 4.55 All development will need to take account of known infrastructure constraints and requirements, as identified within the Church Stretton Place Plan and LDF Implementation Plan. This includes wastewater infrastructure capacity as whilst the allocated sites may not independently have an impact, the scale of development is such that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local

infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S5.2: Community Hub and Cluster Settlements**

There are no Community Hub or Community Cluster settlements in the Church Stretton area.

### **S5.3: Area-wide Policies and Other Allocations**

Windfall opportunities to develop around 2 hectares of suitable small scale employment uses within the Church Stretton development boundary and other appropriate rural locations, including Community Hubs and Community Clusters will be permitted. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.

#### **Explanation**

- 4.56 Further opportunities for small scale employment development will be permitted on suitable unallocated sites in appropriate development locations in the wider Church Stretton area to extend the range and choice of the employment offer.

## S6: Cleobury Mortimer Area

### S6.1: Cleobury Mortimer Town Development Strategy

1. As a key centre, Cleobury Mortimer will continue to provide facilities and services for its rural hinterland. To support this role, around 350 additional dwellings and a minimum of 0.7 hectares of employment land will be delivered over the Plan period 2006-2026.
2. New housing development will be delivered on two allocated housing sites off Tenbury Road set out in schedule S6.1a, and identified on the Policies Map, alongside additional infill and windfall development within the town's development boundary.
3. To foster economic development and to help deliver a balance between new housing and local employment opportunities, a specific site allocation for new employment land at New House Farm, adjacent to the existing industrial estate on Tenbury Road, is set out in Schedule S6.1b and identified on the Policies Map. Other appropriate brownfield opportunities for employment use within the town will also be supported. Existing employment areas are safeguarded for employment use in accordance with Policy MD9.
4. New development will take account of known infrastructure constraints and requirements identified in the LDF Implementation Plan, Place Plan and any additional infrastructure capacity assessments recognising the impacts of incremental growth, and will support the delivery of local infrastructure improvements in line with Core Strategy Policies CS8 and CS9, including through appropriate financial contributions.
5. To support Cleobury Mortimer's role as a District Centre new main town centre uses will be focussed within the defined town centre area identified on the Policies Map, and will be subject to Policies CS15 and MD10a and MD10b.

### Schedule S6.1a: Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land off Tenbury Road (CMO002)	Development subject to access off Tenbury Road, landscaping and sensitive design taking account of the sloping nature of the site, including the retention of valued trees and appropriate drainage scheme. To include pavement along Tenbury Road and potential for	12

Allocated sites	Development Guidelines	Provision
	enabling access to adjoining site at New House Farm. (Site with planning permission subject to S106 agreement - reference number: 13/02548/OUT)	
Land at New House Farm (CMO005)	Development subject to access off Tenbury Road or via adjoining site off Tenbury Road (CMO002). Subject to sensitive design, landscape buffering and screening between new housing development and the Brewery on adjacent land to the south, and an appropriate drainage scheme.	7

### Schedule S6.1b: Employment Sites

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated sites	Development Guidelines	Provision (hectares)
Land adjacent to Cleobury Mortimer Industrial Estate, New House Farm (ELR068CM)	Suitable for the full range of Class B1, B2, B8 employment uses. Development subject to appropriate access off Tenbury Road or via existing estate access and appropriate drainage scheme.  (part of site with planning permission – reference number: 12/00782/OUT)	0.7

### Explanation

- 4.57 Cleobury Mortimer is a small market town in south east Shropshire which acts as an important service centre for the wider area. It lies on the A4117 around 10 miles to the east of Ludlow and six miles to the west of Bewdley. Much of the town centre lies within a Conservation Area, and there are a number of listed buildings including the Grade I listed St Mary's Church, the crooked spire of which is a feature of the landscape. Physical constraints to development include the River Rea and its tributaries and the town's setting in the wider landscape.
- 4.58 Policy CS3 identifies that Cleobury Mortimer needs balanced housing and employment development on allocated sites and within the development

boundary to meet local needs. The town has a growth aspiration of around 350 houses and a minimum of 0.7 ha of new employment land between 2006 and 2026. Since 276 homes have already been built since 2006 or are committed for development, the Plan now needs to make provision for about a further 74 new homes to help deliver the housing requirement during the period 2006-2026.

- 4.59 The allocations set out in Schedule S6.1a, and identified on the Policies Map, provide for around 19 dwellings. They are fairly well contained in the landscape and do not unduly extend the town's built form along the eastern and western approaches of the A4117. They are also close to the town's services, facilities and employment areas. In addition to the allocations on Tenbury Road, two planning applications have been recently approved (since April 2013) within the town that will contribute another 37 dwellings and there are some further opportunities for development of windfall sites within the existing town boundary, which will assist delivery of the local aspiration for growth.
- 4.60 Cleobury Mortimer also plays a role as an employment centre for the wider area. Allocation for further expansion of employment uses at Cleobury Mortimer Industrial Estate at New House Farm on Tenbury Road will help to support and enhance this role and provide more balanced development recognising that there has been some loss of employment land in recent years. This site is capable of accommodating a range of employment uses to help meet the needs of Cleobury Mortimer identified in the Employment Land Review. A small allocation is also proposed at the existing Old Station Business Park, about ½ mile to the north east of the town, to help meet local employment needs in the wider area (this is set out in Schedule S6.3a). In addition, two key sites in the town are protected for employment use under Policy MD9.
- 4.61 All development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. For Cleobury Mortimer this includes wastewater infrastructure capacity and hydraulic modelling will be required for development in the north west, west and south west. Development should be phased appropriately to take account of critical infrastructure delivery, recognising the incremental impacts of new development, and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.62 The town will build on its role as a District Centre (in line with Policy CS15). Proposals for retail and other main town centre uses in Cleobury Mortimer will need to satisfy the policy requirements in Policies CS15 and MD10a and MD10b.

## S6.2: Community Hub and Cluster Settlements

Community Hubs and Clusters in the Cleobury Mortimer area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

### Community Clusters:

#### S6.2(i): Kinlet, Button Bridge, Button Oak

Kinlet, Button Bridge and Button Oak are a Community Cluster that will have growth of around 30 new dwellings up to 2026. New housing will be delivered through a specific site allocation in Kinlet for 20 dwellings, identified on the Policies Map. Further infill and conversions on suitable sites within the development boundary of the village may be acceptable. Button Bridge and Button Oak also form part of the Community Cluster where limited infilling of smaller, market priced houses on single plots immediately adjacent to existing development, and conversions may be acceptable on suitable sites, with housing guidelines of around 5 additional dwellings in Button Bridge, and 5 in Button Oak, over the period to 2026. There is no public sewer system in Kinlet and so any development will need to be served by a private sewer network and a package treatment plant in agreement with the relevant utility provider.

Allocated sites	Development Guidelines	Provision
Land off Little Stocks Close (KLT001)	Development subject to access off the B4194. To incorporate foot path connection to existing footpath on Little Stocks Close and sensitive design compatible with existing housing in the village. A 50/50 split of market/affordable housing is sought.	20

#### S6.2(ii): Hopton Wafers and Doddington

Hopton Wafers and Doddington are a Community Cluster where sensitive, limited growth will help to meet local housing needs. Limited infill of smaller, market priced houses on single plot developments immediately adjacent to existing development, and conversions may be acceptable, with housing guidelines of around 12 additional



**S6.2(ii): Hopton Wafers and Doddington**

dwelling over the period to 2026. Doddington is within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and new development will have to pay particular regard to its setting.

**S6.2(iii): Oreton, Farlow and Hill Houses**

Oreton, Farlow and Hill Houses are a Community Cluster where development by limited infilling of small, market priced houses on single plots immediately adjacent to existing development, and conversions may be acceptable on suitable sites, with housing guidelines of around 12 additional dwellings over the period to 2026. Farlow and Hill Houses lie partly within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and new development will have to pay particular regard to its setting.

**S6.2(iv): Silvington, Bromdon, Loughton and Wheathill**

Silvington, Bromdon, Loughton and Wheathill are a Community Cluster where limited infill development of smaller, market priced houses on single plots immediately adjacent to existing development, and conversions on suitable sites may be acceptable, with housing guidelines of around 12 additional dwellings over the period to 2026. These settlements are within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and new development will have to pay particular regard to its setting.

**S6.2(v): Stottesdon, Chorley and Bagginswood**

Stottesdon, Chorley and Bagginswood are a Community Cluster providing limited future housing growth of approximately 12 additional dwellings over the period to 2026. Stottesdon, as the largest village, should be the primary location for new development which should be sensitive to the village's Conservation Area. Future housing growth will be delivered through limited infilling, conversions and groups of houses within the development boundary identified on the Policies Map.

Chorley and Bagginswood also form part of the Community Cluster where limited infilling of single plot developments on small open market sites immediately adjacent to existing development, and conversions may be acceptable on suitable sites within the settlements.

- 4.63 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Schedule MD1.1). The schedules above set out further information in relation to those settlements in the Cleobury Mortimer area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to

current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

- 4.64 Further to the need for development to have regard to Policy MD8 – Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans providing further information on infrastructure needs and priorities. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S6.3: Area-wide Policy and Other Allocations**

#### **S6.3(i): Area-wide policies**

1. In the wider Cleobury Mortimer area, proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the allocated site in Schedule S6.3a and committed employment sites in Schedule S6.3b below. Two hectares of employment development is expected to take place on small-scale windfall sites across the Cleobury Mortimer area over the period to 2026 and will be positively considered in relation to employment Policy MD4 and the relevant policies for Cleobury Mortimer (CS3 & S6), Community Hubs and Cluster settlements (CS4 & S6) or the rural area (CS5 & MD7b) as appropriate.

**S6.3a: Employment Sites**

Development of the allocated employment site identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land adjacent to adjacent to Old Station Business Park (ELR071)	Sensitive growth of Class B1, B2, B8 employment uses at Old Station Business Park. Development subject to appropriate access. Should include compensatory screening.	0.3ha

**S6.3b: Committed Rural Employment Sites**

<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Neen Savage	Old Station Business Park, Unit 14	0.1ha

## **S7: Craven Arms Area**

### **S7.1: Craven Arms Town Development Strategy**

1. Craven Arms is a primary growth point on the A49 trunk road through south Shropshire and is a focus for significant development as a principal gateway serving the Area of Outstanding Natural Beauty. The town will deliver around 500 dwellings and around 15 hectares of employment land from 2006 to 2026.
2. Housing development will be delivered through the allocation of a combination of greenfield and brownfield sites identified in Schedule S7.1a and on the Policies Map which are capable of delivering around 350 dwellings.
3. Housing allocations comprise two groups of housing sites along Watling Street to the west of the town. To the north, two sites are located at Greenfield Road (CRAV003 and CRAV009). To the south, three linked sites extend from Watling Street to Clun Road (CRAV004, CRAV010 and CRAV024). Two additional sites are proposed firstly to the west of Watling Street for exceptions affordable housing (CRAV002) and secondly at Newington Farmstead for key worker accommodation to serve the proposed new abattoir complex (CRAV030). Housing development will also be delivered on windfall sites to achieve the proposed scale of housing development.
4. To deliver a balance between new housing and local employment opportunities, specific employment allocations for 10.5 hectares are identified in Schedule S7.1b and on the Policies Map. The relocation of the Euro Quality Lambs abattoir will create the proposed Newington Food Park as the key employment proposal in the town. These sites will complement the committed urban employment sites identified in Schedule 7.1c. Existing employment areas will also be protected in accordance with Policy MD9.
5. To support the role of Craven Arms as a principal service centre, the relocation of the existing abattoir from Corvedale Road will permit a mixed use regeneration of the Key Area of Change identified on the Policies Map. Development proposals will be required to satisfy the requirements of Policies CS6, CS13, CS14, CS15, CS16, CS17, MD2, MD3, MD4, MD10a, MD10b, MD11, MD12 and MD13 as appropriate.
6. Development proposals will be required to address the strategic and local infrastructure investment requirements identified in Policy MD8, the LDF Implementation Plan and the area Place Plan.
7. Development proposals will be expected to take account of the policies and guidelines contained in the local Town Plan and other community-led strategies, plans or masterplan adopted by Shropshire Council.

### **Schedule S7.1a: Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land off Watling Street, Craven Arms (CRAV002)	Allocation of an exception site for affordable housing to satisfy the objectives of Policy CS11. CRAV002 is expected to provide a mix of dwelling types to accommodate local needs and to improve affordable housing provision in the town. The site requires significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB and should accommodate the route of the Shropshire Way. Development is also subject to the completion of an archaeological assessment and appropriate mitigation measures as required.	Exception Site
Land between Watling Street and Brook Road (CRAV003 & CRAV009)	CRAV003 is the larger site with frontage to Watling Street and will be developed in conjunction with the adjoining site CRAV009 situated to the rear to provide up to a total of 235 dwellings. These combined sites require significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB. The proposals should conserve the mature trees within the site. These two sites will require an appropriate scheme for surface water drainage to accommodate runoff from the estate lands to the west. This will necessitate the exclusive use of site CRAV009 for surface water attenuation measures as part of the masterplanning and structural landscaping to facilitate flood storage and discharge/infiltration. This masterplanning may also facilitate pedestrian and emergency vehicular access into the adjoining Craven Arms Business Park to the north. The development is required to widen Watling Street from the current widened highway to the south extending northwards to CRAV003 and potentially to the	235

Allocated sites	Development Guidelines	Provision
	junction with Long Lane.	
Land off Watling Street (east) (CRAV004 & CRAV010)	Site CRAV004 (35 dwellings) is in an elevated position and will require significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB. The development of the adjoining site CRAV010 (25 dwellings) will replace the partially finished care home with dwellings to meet local needs. The archaeological significance of both sites must be investigated.	60
Land adjoining Clun Road / Sycamore Close (CRAV024)	Allocation requires a suitable access from Clun Road with pedestrian and cycling access to the site and ideally linking with site CRAV004 and the adjoining residential development. This steeply sloping site must address surface water runoff to prevent discharge to the highway.	25
Land at Newington Farmstead (CRAV030)	Allocation will provide key worker accommodation tied to the new EQL abattoir on Newington Food Park to the north. Newington Farmstead and The Lodge (Grade II Listed) are expected to be served from the proposed new junction to the A49 with their existing accesses then being closed to vehicular traffic. Redevelopment and conversion of the farmstead must respect the architectural value of the buildings and conserve the setting of the listed Lodge. Development is also subject to the completion of an archaeological assessment and appropriate mitigation measures as required. Development of this land must also provide significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB.	5

### **Schedule S7.1b: Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated Sites	Development Guidelines	Provision (hectares)
Land at Newington Farm (ELR053)	Allocation dedicated solely for the development of a Class B2 abattoir and processing plant for Euro Quality Lambs (EQL). This is intended to create the Newington Food Park which will also include support services for the operation of the new abattoir and a strategic highway junction with the A49 trunk road constructed in conjunction with the development of site ELR055. This extensive strategic employment allocation requires appropriate schemes for design and materials, flood alleviation, drainage, tree and woodland protection and ecological, archaeological and landscape character mitigation recognising the situation of the site in relation to the strategic flood plain, the Grove parkland and the Area of Outstanding Natural Beauty.	8
Land west of A49 (ELR055)	Allocation for offices, industrial and warehousing (use classes B1, B2, B8 and appropriate sui generis uses). This site is required to accommodate in part, the proposed new strategic highway junction on the A49 and to help address access issues around the Long Lane level crossing. This site might also afford the opportunity to accommodate other existing employment uses from Corvedale Road. Development of this site should provide services capable of supporting employment development including the provision of the strategic highway junction with the A49 trunk road (in conjunction with site ELR053) and a commercial standard electricity supply. The proposed employment site requires investigation of the ecological and archaeological value of the land and appropriate schemes for surface water and highway drainage and significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB.	2.5

## Explanation

- 4.65 Craven Arms is identified in the Shropshire Core Strategy as a Key Centre in Policy CS3. The scale of development proposed in Craven Arms reflects both the role of the town as the local growth point in the A49 corridor and the potential of the town to deliver housing, employment and services to enhance

its function as a primary service centre in the AONB at the gateway to both the Corvedale and Clun/Kemp valleys.

- 4.66 Housing sites to accommodate around 350 new dwellings will help to deliver the growth aspirations for Craven Arms, in addition to sites already built or committed for development in the town. In addition to the site allocations identified, there are significant opportunities for development of windfall sites within the existing development boundary to further ensure the proposed delivery of around 500 new dwellings in Craven Arms to 2026.
- 4.67 The local housing market is not as strong as most of southern Shropshire. The resulting lower requirement for affordable housing (at 10%) as a developer contribution from open market developments will be supported by the delivery of a specific, exception housing site for around 25 dwellings at CRAV002. This site will help to improve the overall provision of affordable housing in the town. It is expected that Craven Arms might continue to be a location for affordable housing delivery due to its role and function in the locality.
- 4.68 A key proposal for the growth and regeneration of Craven Arms is the relocation of the Euro Quality Lambs (EQL) abattoir from its existing and physically constrained site on the high street at Corvedale Road. The relocation of EQL to Newington Farm will provide an opportunity for the development of a modern abattoir and processing complex capable of both diversifying the business enterprise and increasing the volume of production.
- 4.69 The new abattoir will form the core of the proposed Newington Food Park which is the key proposal for the development and regeneration of Craven Arms and its economy. Newington Food Park will be developed over time to deliver a progressive increase in the volume of production and further value added processing operations. The Food Park is also expected to include support services at an appropriate scale for cold storage warehousing, HGV delivery and distribution facilities, car parking and facilities for employees and visitors and appropriate physical bio-security measures.
- 4.70 To assist the operation and management of the proposed Newington Food Park, it is proposed to allocate Newington Farmstead for a small residential conversion of the historical farm buildings to provide around 5 new dwellings to accommodate key workers employed at the Food Park. This redevelopment will enable the demolition of unsympathetic modern outbuildings on the site to reveal the historic character of the Farmstead and it is expected that these significant buildings will be redeveloped to enhance their appearance and to conserve their architectural interest.
- 4.71 The relocation of EQL will consolidate employment opportunities around the successful Craven Arms Business Park on Long Lane and will trigger the release of a further new employment site for 2.5 hectares to the West of the A49 served from the proposed new strategic highway junction off the trunk road. The Business Park will soon reach full capacity and has an expansion opportunity on a committed employment site to the North of Long Lane however, the release of this expansion site could be affected by access constraints around the Long Lane level crossing of the Manchester – Cardiff



rail line. As a programmed location for the provision of an automated level crossing, it may be necessary, in time, to address the relationship between the operation of the level crossing and potential access constraints or traffic congestion on the A49 trunk road at the junction with Long Lane. In the short term, it is expected that development at the Business Park will be supported by the new allocation to the West of the A49 until any issues affecting the release of the expansion site to the north of Long Lane can be addressed.

- 4.72 The committed site for the expansion of the Business Park is identified in Schedule 7.1c below with other sites which will complement the range and choice of economic development opportunities in the town. The expansion site to the north of Long Lane Long could include recycling and environmental industries which have been successfully integrated into the existing Business Park to the south.

<b>Schedule S7.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Craven Arms	Land North of Long Lane – Site committed for employment uses which is capable of accommodating the development of recycling and environmental industries	3.5
	Craven Arms Business Park, Plot K	0.2
	Craven Arms Business Park, Stokewood Rd	0.5
	Craven Arms Business Park, Osprey Ltd	0.7

- 4.73 The relocation of EQL is also expected to provide a stimulus for the regeneration of Corvedale Road by providing redevelopment opportunities to improve the eastern gateway into the town from Corvedale to the east and to improve the high street offer and visitor facilities in the town centre. It is proposed that the Town Council, resident and business communities and landowners should shape a community-led strategy with Shropshire Council to attract investment to the regeneration of Corvedale Road. It is proposed that the regeneration of Corvedale Road should seek to attract investment in retail uses, business uses, commercial services, visitor facilities and limited residential redevelopment.
- 4.74 New development in Craven Arms will be required to investigate and address the need for infrastructure investment in the town. Development will be expected to have regard to Policy MD8 – Infrastructure Provision and the LDF Implementation Plan and Place Plan setting out the critical infrastructure capacity constraints in the area providing further information on the infrastructure needs and priorities in Craven Arms.

- 4.75 The town will require further investment in the strategic highway especially the provision of the proposed new junction off the A49 trunk road. Investment will also be required on the local highway network especially through the widening of the single lane Watling Street northwards to housing allocation CRAV003 and potentially to the Long Lane junction. This will be in addition to the possible need to address access issues around the Long Lane level crossing and impacts on the junction with the A49.
- 4.76 Western Power Distribution propose to improve the electricity supply to Craven Arms through the provision of a new 33Kv connection from the south of the County. This new strategic electricity connection will require further upgrades to the local electricity grid especially to improve the power supply to employment and commercial locations in the town.
- 4.77 Investment will also be required in surface water drainage especially to accommodate the estate drainage runoff from the elevated farmland within the AONB particularly affecting the west of the town and flood risks along the River Onny to the east. Further investment will also be required in the sewerage and treatment capacity to facilitate the developments proposed in this plan and to achieve the longer term growth strategy for Craven Arms.

## **S7.2: Community Hub and Cluster Settlements**

Community Clusters in the Craven Arms Area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of sites in these Community Clusters should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

For those parts of the Craven Arms area in the river Clun catchment, mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.

### **Community Clusters:**

#### **S7.2(i): Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak**

The named settlements in Hopesay Parish are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing to deliver around 15 additional dwellings in the period to 2026. Development in the Parish is

preferred as single plot developments delivering slow, cumulative growth.

**S7.2(ii): Bache Mill, Bouldon, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope**

The named settlements in Diddlebury Parish are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing. Each settlement is expected to deliver around 5 additional dwellings (but not exceeding 10 dwellings) on suitable small sites or through conversions in the period to 2026. The larger settlement of Diddlebury will continue to be designated as countryside with appropriate restrictions on development in accordance with local and national policy with an emphasis on delivering affordable housing to meet the local housing needs of the parish.

**S7.2(iii): Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton**

The named settlements in Stoke St Milborough are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing to deliver around 10 additional dwellings in the period to 2026. New development in the Parish is expected to be sympathetic to the character and setting of the settlements.

## Explanation

- 4.78 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Table MD1.1). The schedule above sets out further information in relation to those settlements in the Craven Arms Area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings, but also with consideration to other aspects of the evidence base, including land availability, site suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.
- 4.79 The Plan HRA indicates that development in the Community Cluster of Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the

SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.

- 4.80 Further to the need for development to have regard to Policy MD8 – Infrastructure Provision, the LDF Implementation Plan and Place Plan sets out the critical infrastructure capacity constraints in the area providing further information on infrastructure needs and priorities.

### **S7.3: Area-wide Policies and Other Allocations**

#### **S7.3(i): Area-wide Policies**

1. Developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed employment sites in Schedule S7.1d below.
2. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. 2 hectares of employment development are expected to take place on small-scale windfall sites across the Craven Arms Area over the Plan period and will be positively considered in relation to employment Policy MD4 and the relevant policies for Craven Arms (CS3), hubs and cluster settlements (CS4) or the rural area (CS5, MD7b) as appropriate.
3. For those parts of the Craven Arms area in the river Clun catchment, mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.

#### **Schedule S7.1d: Committed Rural Employment Sites**

<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
The Grove	Britpart Ltd	2.3

#### **Explanation**

- 4.81 The Plan HRA indicates that development in some parts of the Craven Arms area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment and the Natural Environment Supplementary Planning Document.

## **S8: Ellesmere Area**

### **S8.1: Ellesmere Town Development Strategy**

1. Ellesmere will accommodate additional development of around 800 homes during the period 2006-2026 to support local business development, recognising its high quality landscape particularly the environmental and historic assets of the meres and the canal.
2. New housing development will be delivered through the allocation of a single greenfield site to the south of the town, subject to the implementation of satisfactory drainage and flood risk measures. The allocation site together with a windfall balance reflects available opportunities and past rates. The specific site allocation for housing is identified on the Policies Map and in Schedule S8a below and is capable of delivering 250 new homes.
3. Employment land allocations will be delivered at Ellesmere Business Park (ELR074) for 6.2ha and Land off Grange Road (ELR075) for 3 hectares (over and above the existing commitment of 1.2ha). The allocation of land at Grange Road is subject to further evidence being provided by the landowner to show that the entire site is developable. The existing commitment of 0.4ha at phase 1 of the Business Park continues and major employment areas will be protected and opportunities for the regeneration of existing employment areas will also be encouraged, in accordance with Policy MD9.
4. The allocation of 18 hectares of land for leisure and tourism uses is located adjacent to the allocated housing site to the south of town. The scheme represents an exciting opportunity for Ellesmere to further develop its leisure and tourism facilities and enhance the visitor experience, thus helping to attract more tourism to the town to help boost the local economy. Development of the site will be subject to the implementation of satisfactory drainage and flood risk measures in conjunction with the housing site. The specific site allocation is identified in Schedule S8.1c below.
5. Mitigation measures will be required to remove any adverse effects from development in Ellesmere on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.
6. To support Ellesmere's role as a District centre, the extent of the Primary Shopping Area of the town is identified on the Policies Map. Development proposals in this area will need to satisfy policy requirements set out in Policies CS15 and MD12.

### **Schedule S8.1a: Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this

schedule.

Site	Development guidelines	Provision
Land South of Ellesmere (ELL003a)	Development of site is subject to: Appropriate impact assessments where necessary, satisfactory access, layout and design. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003b), including adopting a sequential approach to ensure that more vulnerable uses occupy areas of lowest flood risk, and the character, setting and significance of the Conservation Area will be protected and conserved whilst retaining and enhancing existing ecological features.	250

### Schedule S8.1b: Employment Sites

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated sites	Development Guidelines	Provision (hectares)
Land off Grange Road (ELR075)	Site has been re-allocated to support a key local employer which has a current detailed permission LN2003/00036 for a Class B2 expansion of their existing enterprise on 1.2 hectares of the site. The full extent of the allocated land at 3 hectares may be developed subject to evidence to show the developability of the additional 1.8 hectares of land over and above the current commitment. A specific Flood Risk Assessment is required to investigate the developable area of the site.	3.0
Ellesmere Business Park, Phase 2 (ELR074)	Site has been re-allocated as the most sustainable location for new employment development and will extend the successful Phase 1 Ellesmere Business Park which is reaching full capacity. Committed with outline permission 12/01562/OUT for Class B1/B2/B8 uses the land requires to be made readily available through the provision of a highway access from Phase 1 and through the servicing of the land into	6.2

Allocated sites	Development Guidelines	Provision (hectares)
	development plots to be marketed to end users. Committed for employment uses the site is capable of accommodating the development of recycling and environmental industries.	

### Schedule S8.1c: Leisure/Tourism Sites

Development of the allocated leisure and tourism sites identified on the Policies Map should be in accordance with Policies CS6, CS7, CS8, CS9, CS13, CS16, CS17 and CS18, Policies MD2, MD8, MD11 MD12 and MD13, and the development guidelines and approximate site provision figures set out in this schedule.

Site	Development guidelines	Provision (hectares)
Land South of Ellesmere (ELL003b)	Development of site is subject to: Appropriate impact assessments where necessary. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003a), whilst where possible retaining and enhancing existing ecological features ; and respect the setting of the Ellesmere Conservation area, the proximity of listed buildings at Ellesmere Yard and the setting and character of the Shropshire Union and Llangollen Branch canals. Land allocation is for the purpose of leisure and tourism and comprising various related uses suitable for canalside rather than town centre, such as hotel, marina, leisure centre, touring caravan and log cabin sites, and a garden centre.	18

### Explanation

- 4.82 Ellesmere is identified in the Shropshire Core Strategy as a District Centre and a Market Town by Policy CS3. The scale of future development proposed in Ellesmere will support local business development, whilst recognising its high quality landscape and environmental context, particularly the environmental assets of the Mere and the canal. Development constraints for Ellesmere include the Mere to the East of the town and flood risk in areas to the south and west of the town.
- 4.83 Since 448 homes have already been built since 2006 or are committed for development, the Plan now needs to make provision for about a further 312

new homes to help deliver the local aspiration for growth during the period 2006-2026. In addition to the site allocation for 250 homes identified in Schedule S8.1a, there are significant opportunities for development of windfall sites on brownfield land within the established Development Boundary. The existing development boundary will be amended to include the allocated site and modified along the eastern boundary adjacent to the Mere and Cremorne Gardens. No other amendments to the existing development boundary are proposed.

- 4.84 The scale of sustainable development over the period 2006-2026 will be similar to that in recent years and will help to deliver additional investment in critical infrastructure investment priorities including waste water treatment; transport infrastructure and highway junction improvements, which will be needed over the Plan period to address both existing issues and any additional impact from new development. Detailed infrastructure investment priorities are identified in the Ellesmere Place Plan and LDF Implementation Plan, in accordance with Policy CS8 and CS9.
- 4.85 Local business development in Ellesmere will be supported to help deliver a better balance between housing and employment by stimulating additional local employment opportunities. Existing site commitments at Ellesmere Business Park along with the allocation of 6.2ha for a second phase, together with 3 hectares of land at Grange Road amount to a total of 9.6 hectares, which provides sufficient land and a range of development opportunities in accessible locations to help meet the needs of the town over the Plan period. If additional employment land is needed within the Plan period, the Council will give favourable consideration to applications for additional employment land to the west of the Business Park. The allocated employment sites in Schedule 8.1b will complement the committed urban employment sites below to provide a range and choice of economic development opportunities in the town.

<b>Schedule S8.1d: Committed Urban Employment Sites</b>		
The committed urban employment sites below will provide a range and choice of economic development opportunities in the town.		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Ellesmere	New Warehouse, Ellesmere Business Park Phase 1, Plots 2 & 3 (ELR076)	0.4

- 4.86 The allocation of sites as set out in Schedules S8.1a and S8.1c are subject to; detailed Flood Risk Assessments to demonstrate developable areas, to inform the final masterplan /development proposals; and include flood storage betterment utilising the Tetchill brook corridor, maximising wider environmental benefits through the improvement and re-creation of a river corridor.



- 4.87 New development will also be expected to recognise the importance of safeguarding landscape character and the setting of the town's key natural and heritage assets, particularly the Mere and the canal network.
- 4.88 The Plan HRA indicates that residential development in Ellesmere may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on these internationally designated sites. Measures are also required to remove adverse impacts on the water quality of the Cole Mere Ramsar site arising from leisure and tourism development. Mitigation will be in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment.

## **S8.2: Community Hub and Cluster Settlements**

In addition to meeting the requirements of Policy CS4, development in Community Hubs and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance contained in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

Mitigation measures will be required to remove any adverse effects from residential development in the Ellesmere area on the integrity of the Cole Mere and White Mere Ramsar sites and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.

### **Community Hubs:**

#### **S8.2(i): Cockshutt**

Cockshutt is a community hub with a housing guideline of around 50 additional dwellings over the period to 2026. This will be delivered through the development of the allocated sites together with development by infilling, conversions and small groups (up to 5 dwellings) on suitable sites within the development boundary identified on the Policies Map. The allocated sites will together deliver around 20 homes on small sites of up to 5 dwellings which are all located to the west of the A528 so as to provide some balance to the village. In addition to the site allocations identified, there are existing commitments of around 18 dwellings which count towards the overall target.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land to the West of Cockshutt (CO002a and CO002b)	Development is subject to further assessment of groundwater flooding issues and appropriate drainage design and measures to avoid the potential for adverse impacts on either the playing	10

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
	field or the Jubilee field, suitable in principle for 10 homes on 2 separate sites of around 5 dwellings.	
Land at Cockshutt House Farm (CO005) and Land South of Kenwick Road (CO023)	Development subject to further assessment of groundwater flooding issues and appropriate drainage design, suitable in principle for five homes across the two sites.	5
Land South of Chapel House Farm (CO018)	Development subject to further assessment of groundwater flooding issues and appropriate drainage design, suitable in principle for five homes.	5

### **S8.2(ii): Dudleston Heath / Elson**

Dudleston Heath / Elson is a community hub with a housing guideline of around 40 additional dwellings over the period to 2026. This will be delivered through the development of the allocated sites together with development by infilling, groups of houses and conversions on suitable sites within the development boundary identified on the Policies Map. In addition to the site allocations identified, there are existing commitments of around 17 dwellings which count towards the overall target.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Ravenscroft Haulage Site (DUDH006)	Development is subject to satisfactory access, layout and design, suitable in principle for up to 29 dwellings including an existing consent for 9 homes. The layout of the site will need to reflect the presence of a public sewer crossing the site.	20

### **Community Clusters:**

#### **S8.2(iii): Dudleston and Street Dinas Cluster**

The settlements of Dudleston and Street Dinas are a Community Cluster where development by limited infilling and conversions may be acceptable on suitable sites, with a housing guideline of around 10 additional dwellings over the period to 2026.

#### **S8.2(iv): Tetchill, Lee and Whitemere Cluster**

The settlements of Tetchill, Lee and Whitemere are a Community Cluster where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map. The

housing guideline across the Cluster is around 20 dwellings. A single allocated site identified on the Policies Map will deliver around 10 dwellings in Tetchill. In Lee and Whitemere development will be limited to single infill plots and conversions.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land South of Cairndale (TET001)	Development subject to establishing adequate foul drainage and water supply the site is suitable in principle for 10 homes.	10

**S8.2(v): Welsh Frankton, Perthy, New Marton and Lower Frankton Cluster**

The settlements of Welsh Frankton, Perthy, New Marton and Lower Frankton are a Community Cluster where development by infilling, and conversions may be acceptable on suitable sites. The housing guideline across the Cluster is around 30 dwellings. The allocated site identified on the Policies Map will deliver around 15 dwellings in Welsh Frankton. In Perthy, New Marton and Lower Frankton development will be limited to single infill plots and conversions.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land adjacent to St Andrew's Church (WFTN002)	Development subject to satisfactory access, layout and design, provision of land for a church yard extension, car park extension, village green (open space), land for a new village hall and establishing adequate foul drainage and water supply, suitable in principle for 15 homes.	15

**S8.2(vi): Welshampton and Lyneal Cluster**

The settlements of Welshampton and Lyneal are a Community Cluster where development by infilling, small groups of up to 5 houses and conversions may be acceptable on suitable sites within the development boundaries identified on the Policies Map, with housing guidelines of around 20 additional dwellings in Welshampton and 5 additional dwellings in Lyneal. All new development is subject to establishing adequate foul drainage and water supply. Given the limited capacity at the wastewater treatment works, consideration should be given to the non mains sewerage incorporating septic tanks in any new development, in accordance with the Welsh Office Circular 10/99 Planning Requirement in respect on Non Mains Sewerage.

## Explanation

- 4.89 Community Hubs and Community Cluster Settlements are identified in Schedule MD1.1 under Policy MD1. The schedules above set out further information in relation to hubs and clusters in the Ellesmere area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.
- 4.90 Further to Policy MD8, all development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. In the case of waste water infrastructure capacity, whilst the allocated sites may not independently have an impact, the scale of development may mean that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.91 The Plan HRA indicates that development in the Community Hubs of Cockshutt and Dudleston Heath and Elson and the Community Clusters of Dudleston and Street Dinas, Tetchill, Lee and Whitemere, Welsh Frankton, Perthy, New Marton and Lower Frankton and Welshampton and Lyneal may adversely affect the integrity of the Cole Mere and White Mere Ramsar sites and Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure and adverse effects on water quality on these internationally designated sites in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulations Assessment.

### **S8.3: Area-wide Policies and Other Allocations**

#### **S8.3(i): Area-wide Policies**

1. In the wider Ellesmere area, developments that contribute to the area's economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Approximately 4 hectares of employment development is expected to take place on small-scale windfall sites across the Ellesmere area over the Plan period to 2026 and will be positively considered in relation to employment Policy MD4 and the relevant policies for Ellesmere (CS3 & S11), hubs and

### S8.3: Area-wide Policies and Other Allocations

- cluster settlements (CS4 & S12) or the rural area (CS5, MD6 & MD7) as appropriate.
2. Mitigation measures will be required to remove the adverse effects of development in the Ellesmere area on the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.

#### S8.3(ii): Mineral Allocation

1. To maintain an adequate and steady supply of sand and gravel during the Plan period in accordance with the established production requirement, a northern extension to the existing quarry at Wood Lane, near Ellesmere is allocated in Policy MD5.

Allocated site	Development Guidelines	Provision
Wood Lane Quarry Extension	Further extension of the site is subject to Policies MD5a and MD12 and further assessment of the potential impact on nearby heritage assets.	14.05 ha - Approximate productive capacity: 1.4 million tonnes

### Explanation

- 4.92 The Plan HRA indicates that development in the Ellesmere area may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure and water quality impacts appropriately, on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment.

#### *Employment and Waste Management Development*

- 4.93 There are a number of well-established existing rural industrial estates and employment sites in the rural area around Ellesmere, including complexes of rural buildings. Sites include those at ABP Hordley, Elson and Sodylt Bank. These sites make an important contribution to the overall provision of employment land and buildings, and to the rural economy. Further to Policies CS4 and CS5, Policy S16.3(i) confirms the Local Plan's positive approach to appropriate employment development in the rural areas.

#### *Mineral Allocation*

- 4.94 Policy MD5 sets out detailed policy regarding sites for sand and gravel working, including all of the sites allocated for working in the Plan period. The

extension to Wood Lane Quarry will support the comprehensive working of mineral resources at a well-established existing quarry with good access to local markets.

Pre-Adoption

## S9: Highley Area

### S9.1 Highley Town Development Strategy

1. As a key centre, Highley will continue to provide facilities and services for its rural hinterland with development to meet local needs. To support this role Highley will have growth of around 200 dwellings and a minimum of 0.6 hectares of employment land up to 2026.
2. New housing development will be delivered primarily on the allocated housing site at Rhea Hall, set out in schedule S9.1a and identified on the Policies Map, alongside additional small-scale infill and windfall development within the town's development boundary.
3. New employment development will be delivered primarily on the committed employment site at Netherton Workshops identified in schedule S9.1b alongside other appropriate brownfield opportunities within the town's development boundary.
4. New development will take account of known infrastructure constraints and requirements identified in the Place Plan, LDF Implementation Plan and any additional infrastructure capacity assessments, and will support the delivery of local infrastructure improvements in line with Core Strategy Policies CS8 and CS9, including through appropriate financial contributions.
5. To support Highley's role as a District Centre, new main town centre uses will be focussed within the defined town centre area identified on the Policies Map, and will be subject to Policies CS15, MD10a and MD10b.

### S9.1a: Housing Sites

Development of the allocated housing site identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land off Rhea Hall/Coronation Street (HIGH003)	Development subject to access off Coronation Street. To include ecological mitigation/compensation measures.	30

### Explanation

- 4.95 Highley is identified in the Core Strategy as a Key Centre under Policy CS3. Highley is a linear settlement, spread over a mile along the B4555 on a ridge above the River Severn. The settlement expanded significantly in the early twentieth century in conjunction with the Highley / Alveley colliery. The closure

of the mines in the 1960s has left a legacy of regeneration needs. Highley is not a main employment centre and although most local jobs are filled by local residents, the majority of resident workers are employed elsewhere.

- 4.96 The scale of future development proposed in Highley reflects its role in meeting local needs with a growth aspiration of around 200 houses and a minimum of 0.6 ha of new employment land between 2006 and 2026. Since around 162 houses have already been built since 2006 or have planning permission for development, the SAMDev Plan makes provision for about a further 38 new houses to help deliver the local aspiration for growth.
- 4.97 To deliver this, a site at Rhea Hall is allocated for around 30 houses with access off Coronation Street. This allocation sits in a predominantly residential area with good access to services in the town. The site does not extend Highley along the B4555 or to the west or east of the prominent ridge on which the village stands. In addition to the site allocation, there are further limited opportunities for development of windfall sites within the existing development boundary. Shropshire Council has also resolved to grant permission for residential development at Jubilee Drive (app ref: 13/04789/OUT), subject to S106 agreement, which is in addition to the SAMDev requirement.
- 4.98 To help deliver local employment opportunities a site at Netherton Workshops has planning permission for around 0.6 hectares of B class employment use (set out in schedule S9.1b below). New employment development in this location will help to diversify employment opportunities in Highley and meet employment needs in the village over the Plan Period.

<b>S9.1b: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (ha)</b>
Highley	Land at Netherton Workshops	0.6

- 4.99 All development will need to take account of known infrastructure constraints and requirements, as identified within the LDF Implementation Plan and Place Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.100 The village will build on its role as a District Centre (in line with Policy CS15). Proposals for retail and other main town centre uses in Highley will need to satisfy the policy requirements in Policies CS15 and MD10a/MD10b.



## **S9.2: Community Hub and Cluster Settlements**

There are currently no Community Hubs and Clusters identified in the Highley area.

4.101 No villages or hamlets have to date requested designation as Community Hub or Community Cluster settlements in the Highley area. Development in the rural area must meet countryside policy set out in CS5 and MD7a.

## **S9.3: Area-wide Policy and Other Allocations**

### **S9.3(i): Area-wide policies**

1. In the wider Highley area, proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Developments that contribute to the area's economy are encouraged on employment sites in the rural area. Employment proposals will be positively considered in relation to Policy MD4 and relevant policies for Highley (CS3 & S9) and the rural areas (CS5 & MD7b). Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.

## **S10: Ludlow Area**

### **S10.1 Ludlow Town Development Strategy**

1. As the largest market town in southern Shropshire, Ludlow will be a focus for development and will continue to play an important role in providing facilities and services for the wider area. The guideline for growth in the town is for around 875 new dwellings and a minimum of 6 ha of employment land between 2006 and 2026.
2. New housing development will be delivered primarily on the allocated housing sites east of the A49, set out in schedule S10.1a and identified on the Policies Map, alongside additional infill and windfall development within the town's development boundary.
3. To foster economic development and to help deliver a balance between new housing and local employment opportunities, two specific site allocations for new employment land adjacent to the Ludlow Eco Park are set out in Schedule S10.1b and identified on the Policies Map. They are capable of accommodating a range of employment uses. Other appropriate brownfield opportunities for employment use within the town will also be supported. As an important employment area for the wider hinterland, existing employment areas are safeguarded for employment use in accordance with Policy MD9.
4. To support Ludlow's role as a Principal Centre, new main town centre uses will be focussed within the defined town centre area and Primary Shopping Area identified on the Policies Map, and will be subject to Policies CS15 and MD10a/MD10b.
5. Development proposals will be expected to take account of infrastructure constraints and requirements, as identified within the LDF Implementation Plan and Place Plans and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
6. All development should protect, conserve and enhance the setting and significance of the historic core of the town recognising the importance of Ludlow Castle as a heritage asset of national and international significance.

### **S10.1a: Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land south of Rocks Green (LUD017)	Subject to access off the A4117. Should include landscaping to take account of wider setting, provision of open space, contribution to pedestrian/cycle access over A49, and to foot/cycle path to Eco Park. To include provision to enable access to potential future development area to the south.	200
Land east of Eco Park (LUD034)	Subject to access off Sheet Road and highways improvements if required, landscaping to account of wider setting, provision of open space. To include provision to enable access to potential future development area to the north.	80

### S10.1b: Employment Sites

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated sites	Development Guidelines	Provision (hectares)
Land east of Eco Park (ELR059)	To accommodate B1 employment use. To incorporate quality of design in keeping with the standards at the existing Eco Park. Subject to access off Sheet Road and highways improvements, if required. To include provision for access to potential future development area to the north.	2.5
Land south of Sheet Road (ELR058)	To accommodate range of B1/B2/B8 employment uses. Subject to access off Sheet Road and highways improvements, if required. Subject to appropriate design, landscape buffering and screening.	3.5

### Explanation

4.102 Ludlow is the largest market town in southern Shropshire situated midway between Shrewsbury and Hereford. It acts as a major employment and service centre for the wider area. The A49 is a crucial north/south transport route and the town benefits from a railway station on the Crewe-Cardiff line. Physical constraints to development in the town include the Rivers Corve and Teme and their tributaries and the setting of its historic core. The medieval

Ludlow castle and the town walls are Scheduled Ancient Monuments and the town also has a large number of listed buildings and four Conservation Areas. These historical assets contribute to Ludlow's role as a tourism destination.

- 4.103 Core Strategy Policy CS3 identifies that Ludlow will be a focus for development in the south of the County whilst respecting its historic character. To reflect this role the town has a growth aspiration of around 875 houses and a minimum of 6 ha of new employment land between 2006 and 2026. Since 517 homes have already been built since 2006 or are committed for development, the Plan now needs to make provision for about a further 358 new homes to help deliver the housing requirement during the period 2006-2026.
- 4.104 The allocations will deliver around 280 dwellings. Development has taken place east of the A49 in recent years with the affordable housing exception site at Rocks Green and the successful development of business uses at Ludlow Eco Park. The allocations help to protect the importance of the southern approach to the town for the setting of the historic core, and avoid large areas of flood risk associated with the river corridors. There are also potential longer term opportunities in this broad location east of the A49 between the Eco Park and Rocks Green for new development post 2026. Both allocations support the potential to enable, rather than stifle, future development in this area. Any potential development in this broad location is not expected to take place until after 2026.
- 4.105 In addition to the allocations, there are some opportunities for the development of windfall sites within the existing town boundary, which will assist delivery of the residential requirement, particularly when the significant amount of development that has already received planning permission, or has been built since 2006, is taken into account.
- 4.106 Ludlow plays a role as a significant employment centre for the wider area. In addition to safeguarding existing employment sites, a continued supply of employment land is required to support and enhance this role. The Eco Park has developed into a recognised business area following significant public investment and its location off the A49 provides strategic locational benefits. Allocation for further expansion of employment uses at the Ludlow Eco Park will help to provide balanced development over the Plan Period. The allocated employment sites in Schedule S10.1b above will complement the committed urban employment sites set out in Schedule S10.1c below to provide a range and choice of economic development opportunities in the town.

<b>S10.1c: Committed Urban Employment Sites</b>		
<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (ha)</b>
Ludlow	North of Sheet Road	1.0
	Adj Shukers Landrover, Parys Road, Ludlow Business Park	0.3
	Land North of Lingen Road, Ludlow Business Park	0.1

<b>S10.1c: Committed Urban Employment Sites</b>		
<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (ha)</b>
	Land at Foldgate Lane	0.5

- 4.107 The Shropshire Community Heath Trust announced in September 2013 that they would not be moving hospital facilities to a new healthcare facility proposed at northern end of the Eco Park. At the same time they announced a commitment to invest in retaining services at the current hospital at Gravel Hill. With the announcement that the new healthcare facility will not proceed the proposed location is safeguarded for B1 employment use in line with the existing uses at the Eco Park. A range of other sites in the town are safeguarded for employment use under MD9 including the Ludlow Business Park and Weeping Cross Lane.
- 4.108 All development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. For Ludlow this includes sewerage network infrastructure and hydraulic capacity at the waste water treatment works. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.109 The town will build on its role as a Principal Centre (in line with Policy CS15). Proposals for retail and other main town centre uses in Ludlow will need to satisfy the policy requirements in Policies CS15 and MD10a/MD10b.

## **S10.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Ludlow area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site figures provision set out in the schedule.

### **S10.2(i): Burford**

Burford is a Community Hub where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with a housing guideline of around 40 additional dwellings over the period to 2026.

Burford provides services and facilities for the wider area in conjunction with those provided in neighbouring Tenbury Wells, Worcestershire. Burford will retain its role

**S10.2(i): Burford**

as a key employment centre for the wider area and development should respect the functional and physical relationship with neighbouring Tenbury Wells.

**S10.2(ii): Clee Hill**

Clee Hill is a Community Hub where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with a housing guideline of around 30 additional dwellings over the period to 2026. New development in Clee Hill will take into account the setting of the village within the Shropshire Hills Area of Outstanding Natural Beauty.

**S10.2(iii): Onibury**

Onibury is a Community Hub with a housing guideline of around 25 additional dwellings over the period to 2026. This will be delivered through the development of the allocated site at Onibury Farm together with development by infilling, groups of houses and conversions on suitable sites within the village. Onibury partly lies within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and new development will have to pay particular regard to its setting.

Allocated sites	Development Guidelines	Provision
Onibury Farm (ONBY003)	Subject to access off Back Lane and incorporation of sensitive layout and design in keeping with the adjacent Conservation Area.	8

**Explanation**

4.110 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Table MD1.1). The schedule above sets out further information in relation to those settlements in the Ludlow area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

4.111 Further to the need for development to have regard to Policy MD8-Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans

providing further information on infrastructure needs and priorities including wastewater infrastructure capacity constraints in Onibury. The timing, type and design of development should have particular regard to these requirements and any future planned delivery of infrastructure, to ensure that a sustainable approach is adopted. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S10.3: Area-wide Policy and Other Allocations**

1. In the wider Ludlow area, developments that contribute to the area's economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Two hectares of employment development is expected to take place on small-scale windfall sites across the Ludlow area over the period to 2026 and will be positively considered in relation to Policy MD4 and the relevant policies for Ludlow (CS3 & S10), Community Hubs and Cluster settlements (CS4 & S10) or the rural area (CS5 & MD7b) as appropriate. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.

## **S11: Market Drayton Area**

### **S11.1 Market Drayton Town Development Strategy**

1. Market Drayton will provide a focus for development in the north eastern part of the county with a housing guideline of around 1200 dwellings and 16 hectares of employment land for the period 2006-2026.
2. New housing development will be delivered through the allocation of greenfield sites together with a windfall allowance which reflects opportunities within the town's development boundary, as shown on the Policies Map. The allocated housing sites are set out in Schedule S11.1a and identified on the Policies Map. Whilst they may be developed independently, they must demonstrate how they work together to deliver a coordinated residential scheme for the town. The infrastructure required to support this includes, appropriate access, which may include a new access off the A53, financial contributions towards the expansion of existing primary school provision and enhancement of the Greenfields Sports facility, including potential relocation of the existing site.
3. Further to MD3, the release of further greenfield land for housing will be focussed in the north of the town on sustainable sites adjoining the development boundary, subject to suitable access.
4. To foster economic development and to help to deliver a balance between new housing and local employment opportunity, specific site allocations for 16 hectares of new employment land are set out in Schedule S11.1b and identified on the Policies Map. These sites will complement the committed urban employment sites in Schedule S11.1c, below. Further to Policies CS14 and MD9, existing strategic employment sites and areas to be safeguarded are also identified on the Policies Map.
5. To support Market Drayton's role as a Principal Centre, the extent of the Primary Shopping Area is shown on the Policies Map. Development in this area must be in accordance with Policies CS15 and MD10a.
6. New development must recognise the importance of safeguarding and where possible enhancing the landscape and historic character and amenity value of the Tern Valley and Shropshire Union Canal and expand and connect the town's environmental assets in accordance with Policy CS17.

### **Schedule S11.1a: Allocated Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and development guidelines and approximate site provision set out in this schedule.



<b>Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land off Rush Lane (West)  MD030 (part)	Subject to development being part of a coordinated scheme and to include access improvements, cycle and pedestrian links towards the town centre, provision of open space and a landscaped buffer along the A53 bypass.	110
Land off Rush Lane (East)  MD030 (part)	Subject to development being part of a coordinated scheme and to include access improvements with potential for a new access off the A53, cycle and pedestrian links towards the town centre, provision of flood mitigation measures, open space and a landscaped buffer along the A53 bypass.	214
Land between Croft Way and Greenfields Lane  MD010 and MD028	Subject to development being part of a coordinated scheme and to include access improvements to Greenfields Lane, footpath and cycle links through the site towards Greenfields Lane and the former railway towards the town centre and provision of open space.	76

### **Schedule S11.1b: Allocated Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS14, Policies MD2, MD4 and MD8 and the development guidelines and approximate site provision areas set out in this schedule.

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision (hectares)</b>
Sych Farm (Phase 2)  ELR023/ELR024	Development to serve a full range of Class B uses including the development of recycling and environmental industries, subject to the provision of a suitable and safe highway access and drainage/flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site and the potential to adjust the site boundary to accommodate the proposed development within the developable area of the site.	16

## **Explanation**

- 4.112 Market Drayton is the largest town in the north eastern part of Shropshire and acts as an important service and employment centre. As identified in Core Strategy Policy CS3, Market Drayton will be a focus for substantial development, with a housing guideline of approximately 1,200 dwellings and a minimum of 24ha of employment land over the period 2006-2026, which is supported by Market Drayton Town Council.
- 4.113 Market Drayton provides a sustainable location for development but physical constraints include the Tern Valley to the south and town's bypass to the north. New allocations for residential development, as set out in Schedule S11.1a above, are therefore centrally located between the existing built up area of the town and the bypass, providing a natural extension to the town which is in close proximity to existing services and facilities. These sites have capacity to deliver around 400 dwellings although there may be potential to deliver additional residential development in the future, should the long term community aspiration for relocating the Greenfields Sports facility be realised.
- 4.114 In addition, there are significant opportunities for development of windfall sites within the development boundary, which will assist delivery of the housing guideline, particularly when taken into account with development that has already received permission or has been built as part of the Plan period. Given the high landscape value and environmental constraints to the south of the town, future growth, further to Policy MD3, will be focused in the north of the town on sustainable sites adjoining the development boundary and subject to suitable access off the A53.
- 4.115 Market Drayton is a significant employment centre with capacity for growth of existing employment sites, building on the success of existing business parks and Muller Dairy, which has recently expanded providing a number of additional jobs for the area. In addition to safeguarding existing employment sites, a continued supply of employment land is required to support and enhance this role. Allocations are therefore made to the east of the existing employment area at Sych Farm as set out in Schedule S11.1b above. These sites are located close to the town's bypass with good links to both the local and regional road network. These sites complement the 41 hectares of committed employment sites below.

<b>Schedule S11.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Market Drayton	Tern Valley Business Park Phase 1	2.5
	Tern Valley Business Park Phase 2	5.5
	Maer Lane / Bert Smith Way	0.8
	Muller Dairy (UK) Ltd, Tern Valley	0.2

<b>Schedule S11.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
	Business Park Phase 1	
	Muller Dairy CORE Site, north of A53 Shrewsbury Road	8.5
	Muller Dairy EXTENSION Site, north of A53 Shrewsbury Road	15.8
	Sych Farm, Phase 1	1.7
	Livestock Market, Sych Farm Phase 1	0.1
	Hales Sawmill, Sych Farm, Phase 2	6.0

4.116 The town will build on its role as a Principal Centre. The Primary Shopping Area for the town has been extended in line with local evidence, as shown on the Policies Map. Any development proposals in these areas will need to satisfy the policy requirements in Policy CS15 and MD10a.

4.117 All development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. For Market Drayton this includes wastewater infrastructure capacity as whilst the allocated sites may not independently have an impact, the scale of development is such that hydraulic modelling of the sewerage network is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S11.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Market Drayton Place Plan Area are identified in Policy MD1 and listed in the schedule below, together with the agreed housing requirements and key elements of each Hub and Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in the schedule.

## **Community Hubs:**

### **S11.2(i): Adderley**

Adderley is a Community Hub with a housing guideline of around 14 dwellings over the period to 2026. This will be delivered through infilling, groups of houses and conversions which may be acceptable on suitable sites within the development boundary identified on the Policies Map.

### **S11.2(ii): Cheswardine**

Cheswardine is a Community Hub with a housing guideline of around 11 dwellings over the period to 2026. This will be delivered through infilling, groups of houses and conversions which may be acceptable on suitable sites within the development boundary identified on the Policies Map.

### **S11.2(iii): Childs Ercall**

Childs Ercall is a Community Hub which will provide for limited future housing growth of around 10 dwellings over the period to 2026, taking account of the recent level of growth. This will be delivered through infilling, groups of houses and conversions which may be acceptable on suitable sites within the development boundary identified on the Policies Map. At the centre of the village is a green which will be retained as a key element of the village's rural character.

### **S11.2(iv): Hinstock**

Hinstock is a Community Hub with a housing guideline of around 60 additional dwellings over the period to 2026. This will be delivered through the development of the allocated sites together with infilling, groups of houses and conversions which may be acceptable on suitable sites with the development boundary identified on the Policies Map. The existing allotment provision within the village is to be safeguarded unless suitable alternative provision can be provided.

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land West of Manor Farm Drive (HIN002)	Development of bungalows is sought. Development subject to satisfactory access, layout and design.	8
Land at Bearcroft (HIN009)	Development of family homes is sought. Subject to an extension to the adjoining recreation area, including provision of a sports pavilion, bowling green and additional amenity area. Development to be accessed	30

Site	Development Guidelines	Provision
	at the north end of the site.	

**S11.2(v): Hodnet**

Hodnet is a Community Hub with a housing guideline of around 80 additional dwellings over the period to 2026. This will be delivered through the development of the allocated sites together with development by infilling, groups of houses and conversions which may be acceptable on suitable sites within the development boundary identified on the Policies Map. The allocations will together provide a coordinated residential development of 50 homes and have been taken forward from the North Shropshire Local Plan (2005-2011) to provide redevelopment opportunity for two derelict sites in the centre of the village to be accessed through an area of low density greenfield development off Station Road. There is a significant wealth of historic buildings and structures within Hodnet, reflected by the Conservation Area designation, the character of which must be preserved and enhanced as part of any new development, in accordance with national and local policy.

Site	Development Guidelines	Provision
Land to rear of Shrewsbury Street (HOD009)	Subject to the provision of a new access off Station Road, the provision of a village green fronting Station Road, the enhancement of the public footpath which runs along the back of the existing properties and the provision of a footway between the new road junction at Station Road and Shrewsbury Street. Site is within the Hodnet Conservation Area and development will need to have regard to this in accordance with national and local policy.	10

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land off Station Road (HOD010)	Low density development subject to the provision of a new access off Station Road, the provision of a village green fronting Station Road, the enhancement of the public footpath which runs along the back of existing properties and the provision of a new footway between the new road junction at Station Road and Shrewsbury Road. Sustainable drainage techniques should be used in accordance with Policy CS18 for the disposal of surface water from the site and any surface water draining to a watercourse should be limited by on site storage, if necessary.	30
Shrewsbury Street Farm (HOD011)	Development of terraced dwellings. Site is within the Hodnet Conservation Area and development will need to have regard to this in accordance with national and local policy.	10

**S11.2(vi): Stoke Heath**

Stoke Heath is a Community Hub which will provide for a limited amount of future housing growth of approximately 20-25 houses over the period to 2026, to support housing needs within the Parish and to help sustain and improve local infrastructure. This will be delivered through the allocation of one site, which comprises a natural extension to the village and provides opportunity for redevelopment of a brownfield site and retention of existing recreation facilities which are currently on a short term lease, together with development of limited infilling, groups of houses and conversions which may be acceptable on suitable sites within Stoke Heath.

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Part of land off Dutton Close (STH002)	Development of northern part of site, adjoining Dutton Close and incorporating redevelopment of disused social club. A mix of housing is sought. Subject to retention of existing trees and retention and enhancement of existing recreation facilities.	20-25

**S11.2(vii): Woore, Irelands Cross and Pipe Gate**

Woore, Irelands Cross and Pipe Gate are a Community Hub reflecting the links between the three areas within the Parish. Woore has provided for significant housing growth through the North Shropshire Local Plan, with housing development on two significant sites providing 75 homes. There is therefore limited potential for development of approximately 15 dwellings over the period to 2026 which will be delivered through limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Any development must respect the sensitive gap between Woore, Irelands Cross and Pipe Gate to prevent coalescence of the settlements.

**Community Clusters:**

**S11.2(viii): Marchamley, Peplow and Wollerton**

The settlements of Marchamley, Peplow and Wollerton are a Community Cluster providing limited future housing growth of approximately 15 dwellings over the period to 2026. This will be delivered through limited infilling, conversions and groups of houses on suitable sites within the development boundaries for the villages of Marchamley and Wollerton and through infilling, conversions and small groups of houses on suitable sites within the village of Peplow.

**S11.2(ix): Bletchley, Longford, Longslow and Moreton Say**

The settlements of Bletchley, Longford, Longslow and Moreton Say are a Community Cluster providing limited future housing growth of approximately 20 dwellings over the period to 2026 to provide for small scale development and the potential redevelopment of a brownfield site in Bletchley (Powa Pak Yard). This will be delivered through infilling, groups of houses and conversions on suitable sites within the development boundary for the village of Moreton Say, together with limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages of Bletchley, Longford and Longslow.

**Explanation**

4.118 Community Hub and Community Cluster Settlements are identified in Policy MD1 (Schedule MD1.1). The schedule above sets out further information in relation to those settlements in the Market Drayton area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community led plans/guidance but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings but also with consideration to other aspects of the

evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

- 4.119 Further to the need for development to have regard to Policy MD8- Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans providing further information on infrastructure needs and priorities. This includes wastewater infrastructure capacity constraints in Adderley, Cheswardine, Hinstock and Hodnet where the timing, type and design of development should have particular regard to these requirements and any future planned delivery of infrastructure, to ensure that a sustainable approach is adopted.

### **S11.3: Area- Wide Policies and Other Allocations**

#### **S11.3(i) Area wide Policies**

1. Suitable small scale employment uses within Market Drayton, the surrounding Community Hubs, Community Clusters or appropriate rural locations will be permitted to deliver around 6 hectares of employment land on windfall opportunities over the Plan period, to complement the committed rural employment sites in Schedule 11.1d, below. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD4.

#### **Explanation**

- 4.120 Further to MD4 and to encourage rural economic development, the delivery of windfall sites in appropriate rural locations within the Market Drayton Area, will be permitted for small scale employment uses. These will complement the existing rural employment sites within the area, as set out below.

#### **Schedule S11.1d: Committed Rural Employment Sites**

<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Ollerton	Ollerton Business Park	0.2
	Ollerton Warehouse	0.6



## **S12: Minsterley and Pontesbury Area**

### **S12.1: Minsterley & Pontesbury Town Development Strategy**

1. As joint key centres, Minsterley and Pontesbury will continue to provide facilities and services for their wider rural hinterland. To support this role, a combined development target around 260 houses and approximately 2 hectares of employment land as set out in S12.3 will be delivered during the period 2006 and 2026.
2. New housing development will be delivered through a combination of allocated sites and windfall opportunities on existing brownfield and other infill sites. The allocated sites are set out in Schedule S12a.
3. New development will take account of known infrastructure constraints and requirements identified in the Place Plan, LDF Implementation Plan and any additional infrastructure capacity assessments, and will support the delivery of local infrastructure improvements in line with Core Strategy Policies CS8 and CS9, including through appropriate financial contributions.

#### **Minsterley**

4. The following sites, identified in Schedule S12a and on the Policies Map, are allocated for development in accordance with the requirements identified in Schedule S12a and subject to Policy MD2 and other relevant policy considerations:
  - i. Hall Farm, Minsterley ( MIN002/MIN015) for mixed use development including approximately 0.5 ha of employment and around 17 houses;
  - ii. Callow Lane, Minsterley (MIN007) for 32 houses.
5. New employment opportunities will be encouraged through:
  - i. development or redevelopment of existing sites within the development boundary, including protected employment sites as set out in Policy MD9, where this is appropriate as existing major employment areas will be protected in accordance with Policy MD9;
  - ii. the conversion of existing farm buildings as part of the mixed use allocation at Hall Farm to provide for small scale employment uses.
6. There is no defined Primary Development Shopping Area in Minsterley therefore any proposals for retail development will be considered on their individual merits and will need to satisfy policy requirements set out in Core Strategy Policy CS15 and Policies MD10a and MD10b.

#### **Pontesbury**

7. The following sites, identified in Schedule S12a and on the Policies Map, are allocated for development in accordance with the requirements identified in the Schedule S12a and subject to Policy MD2 and other relevant policy

## S12: Minsterley and Pontesbury Area

considerations:

- i. Land Off Minsterley Road, Pontesbury ( PBY019) for 16 houses
  - ii. Land at Hall Bank (PBY018/029) for a mixed use development , including retail and around 60 houses.
8. New employment opportunities will be encouraged on existing appropriate sites within the development boundary which meet the requirements of relevant policies.
9. There is no defined Primary Development Shopping Area in Pontesbury therefore any proposals for retail development will need to be considered on their individual merits and will need to satisfy policy requirements set out in Core Strategy Policy CS15 and Policies MD10a and MD10b.

### Schedule S12a: Housing Sites and Mixed Use allocations

Development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9, CS11, CS15 and CS17, Policies MD2, MD3, MD4, MD8, MD10a, MD10b, MD12 and MD13, and the development guidelines and approximate site provision figures set out in this schedule.

Site	Development Guidelines	Provision
MIN002/MIN015 Hall Farm, Minsterley	<b>Mixed use development</b> New build housing is allocated, as part of a mixed use development, subject to it forming part of a comprehensive development scheme for the whole site which secures the appropriate re-use and conservation of historic farmstead and layout at Hall Farm. Development, including dwelling capacity, will be subject to the need to respect and enhance the character of the heritage asset, including the adjoining listed building and its setting, also to ecological, open space and other requirements. A roadside footway to provide improved pedestrian access is sought. Appropriate small scale, light industrial/commercial and business uses will be preferred for buildings retained on the site, with retail, other than farm shop enterprises or small scale ancillary retail, limited except as allowed by permitted development provisions.	17

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
<p>MIN007 Callow Lane Minsterley</p>	<p>The development will incorporate a buffer zone to the eastern boundary, appropriate landscaping and any other mitigation measures required to safeguard the adjoining SSSI. Priority habitat should be created in the buffer zone to complement the adjacent SSSI habitat. As part of the development, improved pedestrian access will be provided to the existing recreational area to the South of the site and other facilities. Phasing of housing delivery may be necessary to allow for waste water infrastructure improvements and development of the site in 2 phases is sought. The final site extent and layout, within the area identified on the Policies Map, will be identified by any subsequent planning application. This being the area required to provide 32 dwellings and meet ecological, flood risk, landscaping, access and other necessary requirements. The planning application for development of the site should be informed by and supported by an appropriate Flood Risk Assessment.</p>	<p style="text-align: center;">32</p>
<p>Hall Bank- Pontesbury PBY018/29</p>	<p>Housing is allocated, as part of a mixed use development on the site, for approximately 60 dwellings and a small scale convenience retail store to serve the needs of the key centre/village and its rural hinterland. Development proposals will need to be in line with the key centre role identified in CS3 and CS15 and meet the requirements of Policies MD10a and MD10b.</p> <p>The scheme for this site should deliver a comprehensively planned and sensitively designed development for the site integrating housing, retail, open space and community uses. The development should include provision for public parking and may require relocation of the existing nursery premises within the site. Increased local affordable housing provision of up to 25% dependent on viability assessment will be sought to deliver additional community benefits.</p> <p>The development, including housing capacity, will take into account and make provision for flood zone, topography, trees and hedgerows and other site constraints. The planning application for development of the site should be informed by and supported by an appropriate Flood Risk</p>	<p style="text-align: center;">60</p>

Site	Development Guidelines	Provision
	<p>Assessment. As part of the development, linkages to the recreation area and footpath will be retained and where appropriate improved.</p> <p>Phasing to facilitate appropriate local delivery of housing and to allow required improvements to local infrastructure will be sought. Development should be phased to secure delivery of development first at the western end of the site, subject to constraints such as nursery relocation.</p>	
<p>Land off Minsterley Road- Pontesbury</p> <p>PBY019</p>	<p>Development subject to satisfactory access off the A488, layout and design.</p> <p>A sensitively designed and laid out development will be required to reflect the topography and sensitivity of the site and residential amenities of adjoining dwellings.</p>	16

### **Schedule S12b: Employment Sites**

There are no specific employment sites allocated in the Minsterley Pontesbury area other than as part of mixed use allocations detailed in Schedule S12a above.

### **Explanation**

- 4.121 Minsterley and Pontesbury are two large villages within the central area of Shropshire, to the south west of Shrewsbury. They are linked by the A488 and together they offer a range of employment and services which provide for their own local service needs and those of a broader rural area. They have been identified as a combined key centre by Policy CS3, the joint key centre status reflecting their geographical proximity and role. As set out in Policy CS3, the nature and scale of future development is designed to maintain and enhance the settlements linked roles as a Key Centre, whilst ensuring that they retain their separate identities.
- 4.122 Around 123 houses have been built or committed in Minsterley and Pontesbury from 2006-2013, with allocations further providing around 125 dwellings in the period to 2026. In addition to allocations, future development of windfall sites will assist delivery of the local aspiration for growth.
- 4.123 All development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. For Minsterley and Pontesbury this includes wastewater infrastructure capacity, with known flooding issues identified and hydraulic modelling required for proposals in both settlements. It is known that there is limited capacity at the waste water treatment works serving Minsterley. Development

should therefore be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

**Minsterley**

- 4.124 A significant area of flood risk, particularly around Minsterley Brook, is a key development constraint and there is also a need to protect Minsterley Meadows SSSI. The allocations set out in Schedule S12a propose housing sites outside the main flood zone. The site at Callow Lane adjoins the SSSI but appropriate safeguards can be incorporated into any development to control impacts. The housing site at Hall Farm, part of mixed use proposal, provides an important opportunity to realise the enhancement of a site with a range of largely disused farm buildings, some of which have significant historic interest. The site also adjoins and forms part of the setting of the Grade II\* listed Minsterley Hall. A primary aim of development on Hall Farm, Minsterley and adjoining land is to secure the conservation of heritage assets, including the historic farmstead layout (see also the Shropshire Historic Farmsteads Characterisation Project) on this site. New housing development will help to achieve this objective.
- 4.125 Minsterley plays a role as an employment centre, primarily due to the presence of food producers Muller Wiseman and Rea Valley Foods with these sites included in the identified protected employment area on the Policies Map. There are currently no known plans to seek to extend the large site occupied by the Muller Wiseman operation beyond the existing site and there is also further employment land which is identified as a commitment in Schedule S12c below. It is not considered therefore that provision for land allocation in this location would be appropriate. The future development needs of the existing enterprises will be considered on their merits, within the context of the employment and other relevant policies in the Plan. The small scale mixed use allocation at Hall Farm, which includes employment uses, will extend the local offer by providing for small scale business uses.

<b>Schedule S12c: Committed Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Minsterley	Former Bus Depot, Station Road	0.3

**Pontesbury**

- 4.126 Areas of high landscape quality, including the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and its setting are a local constraint to development. Pontesbury village is not within the AONB, but rising or undulating local topography results in visually prominent areas, with the setting of the AONB being an important consideration to the South and the

East. Identified site allocations are well related to the built up area of the village and to the north of, and with direct access to, the A488 in order to seek to minimise impacts. The housing allocation, at Hall Bank, is proposed as part of a mixed use scheme incorporating retail use, parking and potential relocation and replacement of the existing nursery facility. Low density housing development, reflecting site considerations, is proposed at Minsterley Road.

- 4.127 Pontesbury does not have a significant a role as an employment centre, although there are a number of small local employers and businesses and rural employment sites, including Malehurst and the former Rea Valley Tractors site at Pontesford which provide some employment opportunities. It is not proposed to allocate additional land at Malehurst, due to constraints such as poor access. The future development needs of the existing and new enterprises will contribute to the windfall allowance for the area and will be considered on their merits, within the context of the employment and other policies in the Plan. This is intended to help secure the appropriate re-use of brownfield sites in the broader area. The mixed use allocation incorporates a small retail element which is intended to enhance the local retail offer and would provide some additional local employment.

## **S12.2: Community Hub and Cluster Settlements**

*There are currently no Community Hub or Cluster Settlements in the Minsterley Pontesbury Plan area.*

### **Explanation**

- 4.128 Whilst there are currently no identified Community Hubs or Clusters in the rural area beyond Minsterley and Pontesbury, there has been some delivery of housing in the past through affordable exception sites and conversions of existing farm and other buildings which it is envisaged will continue.

## **S12.3: Area-wide Policies and Other Allocations**

### **S12.3(i): Area-wide Policies**

1. A housing site on the western edge of Hanwood, within Pontesbury Parish area, providing around 25 dwellings is proposed by Policy S16.2(x) to provide for the growth of Hanwood and to meet the housing needs of Great Hanwood Parish. The site allocation details are set out in Schedule S16.2(x) relating to the Shrewsbury area.
2. In the wider Minsterley- Pontesbury area proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Developments that contribute to the area's economy are encouraged on employment sites in the rural area. Two hectares of employment development is expected to take place on small-scale windfall sites in Minsterley and

### **S12.3: Area-wide Policies and Other Allocations**

Pontesbury and in appropriate rural locations in the area over the period to 2026 and will be positively considered in relation to employment Policy MD4 and the relevant policies for Minsterley and Pontesbury (CS3 & S12), and the rural area (CS5 & MD7b), as appropriate. Opportunities for the regeneration of existing employment areas will also be encouraged, where appropriate, in accordance with Policy MD4 and MD9.

Pre-Adoption

## **S13: Much Wenlock Area**

### **S13.1 Much Wenlock Town**

1. Much Wenlock has a Neighbourhood Plan which sets out the development strategy for the town during the Plan period.

### **Explanation**

- 4.129 Proposals for new development in the Much Wenlock Neighbourhood Plan area should refer to the Neighbourhood Plan;
- 4.130 All development will need to take account of known infrastructure constraints and requirements, as identified within the Much Wenlock Place Plan and LDF Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S13.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Much Wenlock Place Plan area are identified in Policy MD1 and listed in the schedule below, together with the agreed housing requirements and key elements of each Hub and Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in the schedule.

### **Community Clusters:**

#### **S13.2(i): Buildwas**

The settlement of Buildwas in the Parish of Buildwas is a Community Cluster settlement where development by limited infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 10 additional dwellings over the period to 2026. The Parish Council have expressed a preference that development should be phased so that no more than 5 houses are developed in each half of the Plan period and that no more than 3 dwellings should be developed on any single site.



## Explanation

4.131 Community Hub and Cluster settlements are identified in Policy MD1 (Schedule MD1.1). The Schedule above sets out further information in relation to those settlements in the Much Wenlock area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans guidance but new or updated plans/guidance may come forward over the Plan period. As with the identification of settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings but also with consideration to other aspects of the evidence base, including land availability, site suitability, current housing commitments and past rates of development as well as information and views from the promoters of sites, residents and other stakeholders.

### **S13.3: Area-wide Policies and Other Allocations**

Windfall opportunities to develop around 1 hectare of suitable small scale employment uses within Much Wenlock and appropriate rural locations, including Community Hubs and Community Clusters will be permitted. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.

## Explanation

4.132 Opportunities for small scale employment development will be permitted on suitable unallocated sites in appropriate development locations to extend the range and choice of the employment offer within the Much Wenlock area. The regeneration of existing employment areas will also be encouraged to further improve the quality of the employment offer.

## **S14: Oswestry Area**

### **S14.1: Oswestry Town Development Strategy**

1. Oswestry will provide a focus for major development in this part of Shropshire, comprising around 2,600 dwellings and 45 hectares of employment land during the period 2006-2026.
2. New housing development will be delivered through the allocation of a combination of existing brownfield sites within the town and a range of new greenfield sites, together with an allowance for windfall development which reflects available opportunities and past rates. Specific site allocations for housing are identified on the Policies Map and in Schedule S14.1a below and are together capable of delivering about 1400 new dwellings.
3. To help deliver a balance between new housing and local employment opportunity and to provide a range and choice of economic development opportunities in the town, specific site allocations for 39 hectares of new employment land are identified on the Policies Map and in Schedule S14.1b below. These sites will complement the committed urban employment sites in Schedule S14.1c below. Existing major employment areas will be protected in accordance with Policy MD9.
4. To support Oswestry's retail role as a Principal Centre, the extent of the Primary Shopping Area and Primary and Secondary Frontages for the town are identified on the Policies Map. Development proposals in these areas will need to satisfy policy requirements set out in Policies CS15 and MD10a.
5. Development proposals will be expected to demonstrate that they have taken account of the policies and guidelines contained in the Oswestry 2020 Town Plan (2013) and any other future community-led plan or masterplan that is adopted by Shropshire Council.

### **Schedule S14.1a: Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in this schedule.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land off Whittington Road (OSW004)	Development subject to the access, layout and landscaping of the site, securing high quality design and appropriate integration of development within the sensitive historic landscape. Development should demonstrate appropriate regard to the significance and setting of the Old Oswestry Hill Fort.	117

Allocated sites	Development Guidelines	Provision
	<p>A master plan is required for the development of the site which will apply the following design principles:</p> <ol style="list-style-type: none"> <li>1. To inform the layout of the site, full archaeological assessment will be required to enhance the understanding and interpretation of the significance of the Hillfort and its wider setting;</li> <li>2. Ensuring long distance views to and from the Hillfort within its wider setting are conserved;</li> <li>3. Development should be designed to allow views and glimpses of the Hillfort from within the site;</li> <li>4. The layout of development, its form, massing, height and roofscape design will be designed to minimise the landscape impact;</li> <li>5. A landscape plan will be required to design a landscape buffer aligning the northern and eastern boundaries of the site, to create a clear settlement boundary between the built form and open countryside. The landscape buffer will retain important views to and from the Hillfort, including from Whittington Road. The landscape plan should also include detail on appropriate vegetation and screening to ensure high quality design across the site;</li> <li>6. Street lighting should be designed to minimise light pollution and sky glow;</li> <li>7. The opportunity should be taken to consider measures to improve the access, interpretation and enjoyment of the Hillfort and the wider historic landscape.</li> </ol> <p>In addition to these design principles, development to be subject to pedestrian and cycle path links to the former railway and a new footpath link between Whittington Road and Gobowen Road to improve access towards the Hill Fort. Development also to be subject to improvements to the Whittington and Gobowen Roads junction and the junction of Whittington Road with the A5/A483, and the incorporation of appropriate buffer areas/uses to existing businesses on Whittington Road.</p>	
Eastern Gateway Sustainable	Development to deliver comprehensively planned, integrated and phased development of the SUE	900

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Urban Extension (OSW024)	having regard to the SUE Land Use Plan (Figure S14.1.1) and an adopted SUE masterplan. Development to include: a mix of new housing; land for community facilities and public open space; a network of open space and green infrastructure; a new link Road between Shrewsbury Road and Middleton Road; facilitation through provision of land, if required, of improvement to the A5/A483 trunk road junction and sustainable transport improvements associated with the site; and on site pedestrian/cycle provision to facilitate linkages to the Town Centre and proposed employment land at Mile End East. Drainage/flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	
Former Oswestry Leisure Centre (OSW029)	Development subject to further assessment of potential flood risk and biodiversity impacts and design measures to address the relationship between the site and the adjacent college buildings.	40
The Cottams, Morda Road (OSW030)	Development subject to the retention of land adjoining the River Morda as open space to maintain the important physical gap to Morda village (this site is in Oswestry Rural Parish).	65
Land South of the Cemetery (OSW034, 035 & 045)	Development subject to satisfactory access from Victoria Fields and the provision of land for an extension to the Cemetery (to be agreed with Oswestry Town Council), due regard to the setting of the Cemetery, and maintenance of a good network of public footpaths with associated green space/links to the countryside.	80
Alexandra Road Depot (OSW033)	Development subject to satisfactory access, layout and design. Development will provide an opportunity to remediate a small area of filled ground and will be subject to design measures which respect the presence of the culverted watercourse and water supply pipeline.	35
Richard Burbidge (OSW042)	Mixed re-development to deliver sustainable development on brownfield land and the re-use of existing buildings. Redevelopment of the site will need to respect the presence of listed buildings and the former Cambrian railway line, as well as potential	180

Allocated sites	Development Guidelines	Provision
	constraints such as boundary trees and hedges, adjoining land uses/properties, and access/local highway network.	

### Schedule S14.1b: Allocated Employment Sites

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated Sites	Development Guidelines	Provision (hectares)
Land north of Whittington Road (ELR042)	Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and a landscape buffer to the A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	2
Land south of Whittington Road (ELR043)	Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and landscape buffers to Whittington Road and A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason.	14
Land at Mile End East (ELR072)	Development subject to access off and improvements to the A5/A483 trunk road junction, contributions towards sustainable transport improvements associated with the site, and provision of pedestrian and cycle links across the A5 to the proposed Eastern Gateway Sustainable Urban Extension, and landscape buffers to the A5. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	23

## **Explanation**

- 4.133 Oswestry is identified in the Shropshire Core Strategy as a Market Town by Policy CS3 and a Principal Centre under Policy CS15. The town is Shropshire's second largest centre and the largest market town after Shrewsbury, and acts as a service centre for a wide rural hinterland, including parts of Wales. The scale of future development proposed in the town reflects its role as the principal employment, commercial and administrative centre in the north west of the County and the vision and objectives of the adopted Oswestry 2020 Town Plan.
- 4.134 Since about 730 dwellings have already been built since 2006 or are committed for development, the Plan makes provision for about a further 1,870 new dwellings to help deliver the local aspiration for growth during the period 2006-2026. Sites have been allocated which could deliver approximately 1417 dwellings, and there are significant opportunities for development of windfall sites within the development boundary to provide the balance.
- 4.135 Of the allocated sites, the Core Strategy identified the Eastern Gateway Sustainable Urban Extension (SUE) which will deliver around 900 dwellings, together with a new link road between Shrewsbury Road and Middleton Road, sustainable transport improvements and land for community facilities, public open space and green infrastructure. Figure S14.1.1 indicates the broad arrangement of land uses proposed. To further assist the co-ordinated development of the SUE, a masterplan will be prepared and adopted by the Council, following public consultations.

Figure S14.1.1: Oswestry SUE Land Use Plan



- 4.136 As regards the further allocations, the sites have been identified after careful consideration of the issues, with the options limited by physical factors, notably the Morda Valley (flood risk and the need to maintain separation from Morda village) and poor access (Weston Lane and the former railway line) to the south; topography, landscape sensitivity and poor access to the west and north west; the Hill Fort and its setting to the north, and the Oswestry bypass to the east. The sites include a mix of greenfield and brownfield sites, all of which will require sensitive development to reflect their context and secure appropriate benefits.
- 4.137 Oswestry's role as a principal focus for employment is supported through the allocation of a total of 39 hectares of new employment land, which is additional to the 8 hectares of employment land which has been built or committed for development since 2006 and existing employment areas to be safeguarded. Development in the town has been held back by the lack of deliverable land, so the Plan seeks to provide sufficient land and a range of development opportunities in accessible locations to help meet the needs of the town over the Plan period and beyond. The two major new areas are land at Mile End east and land to the south of Whittington Road, both to the east of the Oswestry Bypass, so the developments will need to address their impacts on the A5 junctions and ensure the provision of satisfactory linkages for pedestrians and cyclists to/from the town. Current committed employment sites, which form an important part of the overall land supply are set out in Schedule S14.1.c.

<b>Schedule S14.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Oswestry	Land adjoining Maesbury Road / A483 Weston Lane	2.1
	Land at Rod Meadows	1.7
	Mile End Business Park off Maes Y Clawdd	1.6
	Kensington Gardens, Maesbury Road	0.9
	Unit 1, Mile Oak Industrial Estate	0.2
	Site adjoining Factory No.2 Maesbury Road	0.2
	Land south of Aspect House, Maes Y Clawdd	0.1

- 4.138 In relation to the town centre, and further to Policy CS15 and Policy MD10, Policy S14.1 also includes the designation of the Primary Shopping Area and the Primary and Secondary Frontages, which are identified on the Policies Map.
- 4.139 Overall, the scale of development, including both housing and employment land, being planned for over the period 2006-2026 is significantly higher than that in recent years and will help to deliver additional investment in critical infrastructure investment priorities including waste water treatment; electrical power infrastructure; transport infrastructure and highway junction improvements, which will be needed over the Plan period to address both existing issues and any additional impact from new development. Detailed infrastructure investment priorities are identified in the Place Plan and LDF Implementation Plan, in accordance with Policy CS8 and CS9.
- 4.140 New development will also be expected to recognise the importance of safeguarding landscape character and the setting of the Hill Fort, together with the town's Environmental Network and green spaces and the line of the former Cambrian railway.

## **S14.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Oswestry area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any



## **S14.2: Community Hub and Cluster Settlements**

community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

Mitigation measures will be required to remove any adverse effects from development in the Oswestry area on the integrity of the Montgomery Canal SAC in accordance with Policy MD12.

### **Community Hubs:**

#### **S14.2(i): Gobowen**

Gobowen is a community hub which will provide for future housing growth of about 200 dwellings over the period to 2026. This will be delivered through the development two specific sites which comprise natural extensions to the built area of Gobowen with easy access to central facilities and services, together with development by infilling, groups of houses and conversions on suitable sites within the development boundary identified on the Policies Map. Infill development near the railway station should respect the potential for car parking improvements and heritage railway and sustainable transport proposals. Key development constraints for Gobowen include flood risk in areas which lie adjacent to the River Perry and its tributaries. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land at Southlands Avenue (GOB008)	Development subject to design measures to address groundwater flood risk and impacts on trees and hedgerows and appropriate biodiversity surveys.	20
Land between A5 and Shrewsbury railway line (GOB012)	Development subject to detailed design of appropriate access for vehicles and pedestrians and drainage design. further investigation and survey Site investigations required and potential SUDS design.	90

#### **S14.2(ii): Knockin**

Knockin is a Community Hub which will provide for future housing growth of about 20 dwellings to help sustain the village community over the period to 2026. New housing will be delivered through the allocation of a single site for about 15 dwellings as a modest scale natural extension to the existing built area, with easy access to village centre services. In addition to the site allocation, there are limited

**S14.2(ii): Knockin**

opportunities for sustainable development by infilling and conversions on suitable sites within the development boundary, which will be amended to include a small area of land to the south of the village centre. More small houses are sought in Knockin to attract younger people into the community and the type and affordability of housing will therefore be important considerations when making planning decisions. Key development constraints for Knockin include flood risk in areas and potential impacts on protected species and the historic environment. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land north of Lower House (KK001):	Development subject to design measures to address potential impacts on the significance of the Conservation Area, drainage issues and the outcome of appropriate archaeological and biodiversity assessment and evaluation.	15

**S14.2(iii): Llanymynech & Pant**

Llanymynech & Pant together act as a Community Hub which will provide for future housing growth of about 100 dwellings over the period to 2026. New housing will be delivered through two site allocations in Llanymynech for around 67 dwellings. These sites will help deliver sustainable development in a location close to village centre services, whilst making the best use of available brownfield land and helping to integrate the Heritage Way estate into the village. In addition to the allocated sites, there are a range of opportunities for sustainable development by infilling, small groups of houses and conversions on suitable sites within the existing Development Boundaries of the two villages. Key development constraints for Llanymynech and Pant include protected species and the historic environment. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land north of playing fields (LLAN009):	Development subject to: The provision of additional car parking for the village hall and design measures to reflect the setting of the protected Llanymynech Limekilns and Montgomery Canal SAC.	35
Former Railway Land, Station Road (LLAN001):	Development subject to: The provision of additional car parking and measures to address potential tree and habitat constraints and potential impact on the future	32

Allocated sites	Development Guidelines	Provision
	restoration of the heritage railway.	

#### **S14.2(iv): Ruyton XI Towns**

Ruyton XI Towns is a Community Hub which already has unimplemented planning approvals for about 100 dwellings. In addition to this growth, the village will provide for sustainable development of around 15 dwellings by infilling, small groups of houses and conversions on suitable sites within the development boundary to help deliver further infrastructure improvements. Critical infrastructure investment priorities include waste water treatment infrastructure.

#### **S14.2(v): St Martins**

St Martin's is a Community Hub which will provide for future housing growth of about 200 homes to support existing facilities and services and to help deliver additional community recreation provision. As there is already planning approval for 110 dwellings in the village, this level of growth will allow for around a further 90 new dwellings. In addition to the preferred site allocation for 80 dwellings, there are opportunities for sustainable development by infilling, small groups of houses and conversions on suitable sites windfall sites within the development boundary. Critical infrastructure investment priorities include waste water treatment infrastructure. Other key infrastructure investment priorities include a long standing issue with the sewage system capacity and a recognised under provision of space for sport and recreation.

Allocated sites	Development Guidelines	Provision
Land at Rhos y Llan Farm (STM029):	Allocated as a mixed use site comprising up to 80 new dwellings and small scale employment development, provision of off-road footpath and cycle track and potential for an enhanced vehicle drop-off/parking area associated with the new primary school. Land immediately north of the allocated site to be provided for community recreation and sports pitches. Hydraulic modelling of the sewerage network is required to establish whether sufficient capacity exists to accommodate new flows.	80

#### **S14.2(vi): Whittington**

Whittington is a Community Hub which will provide for future housing growth of around 100 dwellings to take place during the period to 2026 to support existing facilities and services. The allocated sites will provide for about 80 new dwellings. In

**S14.2(vi): Whittington**

addition to the allocated sites, there are a range of opportunities for further sustainable development by infilling, small groups of houses and conversions on suitable sites of windfall sites within the development boundary. Critical infrastructure investment priorities include waste water treatment infrastructure.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land adjacent to Oaklands Drive (WGN001); Land to rear of Hershell House (WGN004); Land to south east of School (WGN005); Land adjacent to Big House (part of WGN021)	Development subject to the provision of a school drop off collection facility and an area of open space (immediately adjacent to the school). The road access should be designed in such a way that the development should not provide the ability to 'rat run' between Station Road and the B5009.	80

**Community Clusters:**

**S14.2(vii): Kinnerley, Maesbrook, Dovaston and Knockin Heath**

The settlements of Kinnerley, Maesbrook, Dovaston and Knockin Heath are a Community Cluster which will provide for future housing growth of around 50 dwellings during the period to 2026. New housing will be delivered through specific site allocations in Kinnerley and Maesbrook which will together deliver 33 dwellings. In addition to the allocated sites, sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites windfall sites within the existing Development Boundaries of the cluster settlements. In Dovaston and Knockin Heath, development will be limited to individual, scale small infill plots within the existing Development Boundaries. Development proposals will be expected to demonstrate that they have taken account of the adopted guidance from the Community Led Neighbourhood Plan for Kinnerley which provides additional guidance and will help inform planning decisions in the parish. Critical infrastructure investment priorities include waste water treatment infrastructure.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land adjacent Kinnerley Primary School (KYN001)	Development subject to the completion of assessments regarding flood risk; drainage design; archaeological assessment and biodiversity impacts.	12
Land west of School Road (KYN002)	Development subject to the retention of the existing hedges; vehicular access via Argoed Road only ; and the provision of parking spaces to help	12

Allocated sites	Development Guidelines	Provision
	address existing parking issues at the school.	
Land at Greenfields Farm (MBK001)	Development subject appropriate drainage design.	4
Land adj. to The Smithy (MBK009)	Development will be supported along the main road frontage, subject appropriate drainage design.	5

**S14.2(viii): Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn**

The settlements of Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn will act as a Community Cluster to provide for future housing growth of around 15 dwellings during the period to 2026 to help meet a need for affordable housing to allow young people to stay in the area. No specific site allocations are proposed, but sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites within the established Development Boundaries of Llanyblodwel and Porthywaen, together with exceptions sites within or adjacent to cluster settlements. Critical infrastructure investment priorities include waste water treatment infrastructure.

**S14.2(ix): Park Hall, Hindford, Babbinswood and Lower Frankton**

The settlements of Park Hall, Hindford, Babbinswood and Lower Frankton are a Community Cluster which will provide for future housing growth of around 50 dwellings during the period to 2026. New housing will be delivered through a specific site allocation at Park Hall for 20 dwellings. No specific site allocations are proposed in Hindford, Babbinswood and Lower Frankton where only limited infill and conversions will be appropriate within the development boundary. Improvements to rural transport links will be sought for these villages.

Allocated sites	Development Guidelines	Provision
Land at Artillery/Larkhill/Park Crescent (PARK001)	Development subject to satisfactory access, layout and design.	20

**S14.2(x): Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas**

The settlements of Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas are a Community Cluster which will provide additional affordable housing for young families or small live/work developments. Reflecting the level of recent commitments, including a recent consent for 13 dwellings in Upper Hengoed, the sustainability of the cluster will be further improved by about 5 further homes in Selattyn as infill

development within the development boundary. Further housing development in Lower Hengoed, Middle Hengoed, Upper Hengoed, or Pant Glas will not be supported during the period to 2026. Critical infrastructure investment priorities include waste water treatment infrastructure.

**S14.2(xi): Weston Rhyn, Rhoswiell, Wern and Chirk Bank**

The settlements of Weston Rhyn, Rhoswiell, Wern and Chirk Bank are a Community Cluster which will provide for future housing growth of about 78 dwellings during the period 2010 – 2026.

A recent consent for 7 dwellings in Chirk Bank means that no further development is proposed in this part of the cluster. New housing will be delivered through specific site allocations in Weston Rhyn and Rhoswiell which will together deliver 45 dwellings. In addition to the allocated sites, sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites, with housing guidelines of about 10 dwellings as infill within the development boundary for Weston Rhyn, about 5 dwellings within the development boundary for Rhoswiell and about 10 dwellings in The Wern.

There is no existing development boundary for The Wern and in order maintain the established pattern of development in the village, new housing should comprise individual or very small groups of infill housing which is located immediately adjacent to existing development, has a frontage onto Station road, and is to the south-west of the junction to Upper Hengoed and to the north-east of the access to Wern Farm.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land South of Brookfield's and Aspen Grange, Weston Rhyn (WRN010):	Development subject to appropriate drainage design, archaeological assessment including mitigation and biodiversity surveys. The layout of the site will need to reflect the presence of a public sewer crossing the site.	25
Land at the Sawmills, Rhoswiell (WRN016):	Development subject to design measures which maintain the existing 'green corridor' and respect the setting of the Llangollen Canal. The layout of the site will need to reflect the presence of a public sewer crossing the site.	20

**Explanation**

4.141 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Schedule MD1.1). The schedules above set out further information in relation to hubs and clusters in the Oswestry area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance

may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

- 4.142 The Plan HRA indicates that development in the Community Hub of Llanymynech and Pant may adversely affect the integrity of the Montgomery Canal SAC. Mitigation measures are required to remove the harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment.
- 4.143 Further to Policy MD8, all development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. In the case of waste water infrastructure capacity, whilst the allocated sites may not independently have an impact, the scale of development may mean that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S14.3: Area-wide Policies and Other Allocations**

#### **S14.3(i): Area-wide Policies**

1. In the wider Oswestry area, developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed rural employment sites in Schedule S14.1d below. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. 16 hectares of employment development is expected to take place on small-scale windfall sites across the Oswestry area the period to 2026 and will be positively considered in relation to employment Policy MD4 and the relevant policies for Oswestry (CS3 & CS11), hubs and cluster settlements (CS4 & CS12) or the rural area (CS5, MD6 & MD7b) as appropriate.

<b>Schedule S14.1d: Committed Rural Employment Sites</b>		
<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Rednal	The Lees, Rednal	0.3
	The Lees, Site B, Rednal	2.3
Park Hall	Evans Enterprises Ltd, Park Hall	1.8
St Martins	Bank Top Industrial Estate, St Martins	1.5
Moreton	4 Units, Moreton Business Park	0.6
lfton Heath	Former Brickworks, lfton Heath	0.5

### **Explanation**

#### *Area Wide Policies*

4.144 There are a number of well-established existing rural industrial estates and employment sites in the rural area around Oswestry, including complexes of rural buildings. These sites make an important contribution to the overall provision of employment land and buildings, and to the rural economy. Further to Policies CS4 and CS5, Policy S16.3(i) confirms the Local Plan's positive approach to appropriate employment development in the rural areas.



## S15: Shifnal area

### S15.1: Shifnal Town Development Strategy

1. The town of Shifnal will have balanced development that provides a mix of housing, employment, facilities and services with around 1,250 dwellings and 5 hectares of employment development over 2006-2026.
2. Land is allocated for housing and employment development as set out in Schedules S15.1a and S15.1b below and identified on the Policies Map.
3. The Primary Shopping Frontages at Bradford Street and Cheapside are protected for retail uses in accordance with Policies CS15 and MD10a.
4. Land beyond the development boundary that is not part of the Green Belt is safeguarded for Shifnal's future development needs beyond the current Plan period. Only development which would not prejudice the potential future use of this land to meet Shifnal's longer term development needs will be acceptable on the safeguarded land during the plan period.
5. Existing employment land at the Lamledge Lane industrial estate is reserved for development within use classes B1, B2 and B8 only, in accordance with SAMDev Policy MD9.

### Schedule S15.1a: Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land south of Aston Road (SHI004/a)	Development subject to provision of public open space and a strategic pedestrian route to the railway underpass. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	115
Land between Lawton Road and Stanton Road (SHI004/b)	Development subject to the compatibility of proposals with the adjoining employment allocations. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	100

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land north of Wolverhampton Road (SHI006-a)	Development subject to provision of a town park and a strategic pedestrian route to the railway underpass. Drainage/flood risk alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	250

### **Schedule S15.1b: Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

<b>Allocated Sites</b>	<b>Development Guidelines</b>	<b>Provision (hectares)</b>
Land between Lawton Road and Lamledge Lane (SHI004/c)	Development for offices or general industrial (use classes B1 and B2) subject to compatibility with adjoining uses.	2
Land at J.N. Bentley Ltd off Lamledge Lane (ELR021)	Development for offices, general industrial and warehousing (use classes B1, B2 & B8). Other employment uses may also be appropriate if integrated with the adjoining development of site SHI004.	2

### **Explanation**

4.145 Shifnal is a popular location for new homes, with a number of large sites obtaining planning permission in recent years. Around 790 homes had been built or committed over 2006-2013 and a number of large applications increased commitments further over 2014. The proposed allocations in Schedule 15a above will add a further 465 homes in Shifnal's most sustainably located, central sites.

4.146 It is important that this scale of residential development is balanced by the provision of employment opportunities. The Green Belt around Shifnal limits the opportunities for suitable employment sites, and therefore two allocations of land for employment uses are made at Lamledge Lane to ensure that the most suitable sites around Shifnal's existing employment area at Stanton Road/ Lamledge Lane are reserved to meet the town's long-term needs for employment-related development. There will also be windfall employment development and jobs associated with other uses, such as jobs related to the planned care home on site SHI004/b and jobs related to retail developments.

- 4.147 The vitality of the Town Centre will be protected through the use of Primary Shopping Frontages and the encouragement of retail uses in or adjoining the town centre.
- 4.148 The scale of sustainable development over the period 2006-2026 will be significantly higher than that of recent years. Additional investment in Place Plan investment priorities will be needed over the Plan period to address both existing issues and any additional impact from new development. Among the town's priorities are the provision of a Town Park; improved pedestrian routes across the town; better traffic management with related road and junction improvements, traffic calming, parking and speeding remedies; drainage mitigation; provision of new school places; and a new GP surgery. Land is available for a GP surgery as part of the planning consent for 400 homes at Haughton Road.
- 4.149 A swimming pool and potentially other community uses are planned to be located on the Haughton Road site, utilising a mix of funding streams including a substantial developer contribution from the s106 legal agreement attached to the planning consent for the Haughton Road development.
- 4.150 Opportunities to improve the village hall and provide better allotments will be pursued where feasible.
- 4.151 Developers should take account of the latest Shifnal Town Plan, available at <http://www.2shrop.net/shifnaltownplan> as well as the annual Shifnal Place Plan for infrastructure delivery. All development will need to take account of known critical infrastructure constraints and requirements, as identified within the Shifnal Place Plan and LDF Implementation Plan.
- 4.152 Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.153 Whilst there are currently no identified Community Hubs or Clusters in the rural area beyond Shifnal, there has been some delivery of housing in the past through affordable exception sites and the conversions of existing farm and other buildings which it is envisaged will continue.

### **S15.2: Community Hub and Cluster Settlements**

*There are currently no Community Hub or Cluster Settlements in the Shifnal area.*

### **S15.3: Area-wide Policies and Other Allocations**

#### **S15.3(i): Area-wide Policies**

1. One hectare of employment developments are expected to take place on small-scale windfall sites in Shifnal and in the surrounding area over the Plan period. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be positively considered in relation to employment Policy MD4 and the relevant policies for Shifnal and the rural area as appropriate.

## **S16: Shrewsbury Area**

### **S16.1 Shrewsbury Town Development Strategy**

1. Core Strategy Policy CS2 sets out the broad Development Strategy for Shrewsbury, supplemented by this Policy S16.1. Appropriate development and redevelopment that accords with the Strategy will be encouraged on suitable sites within the town's development boundary, which is identified on the Policies Map.
2. Shrewsbury will provide the primary focus for development for Shropshire, as a sub-regional centre and Shropshire's growth point, providing approximately 6,500 dwellings and 90 hectares of employment land during the period 2006-2026.
3. New housing development will be delivered through a combination of existing brownfield sites and a range of new greenfield sites, both sites allocated for development and windfall opportunities. The allocated housing sites are set out in Schedule S16.1a and identified on the Policies Map.
4. To foster economic development and to help to deliver a balance between new housing and local employment opportunities, specific site allocations for 43 hectares of new employment land are set out in Schedule S16.1b and identified on the Policies Map. The allocated employment sites will complement the committed urban employment sites set out in Schedule S16.1d to provide a range and choice of economic development opportunities in the town. Further to Policies CS14 and MD9, existing strategic employment sites and areas to be safeguarded are also identified on the Policies Map.
5. The development of the Shrewsbury South and Shrewsbury West Sustainable Urban Extensions (SUE's) identified on the Policies Map will be supported, provided that:
  - i. The development delivers the scale and type of development set out in Policy CS2 and has regard to the broad arrangement of land uses indicated on the SUE Land Use Plans (Figures S16.1.1 and S16.1.2);
  - ii. The development has regard to the principles of the SUE masterplans adopted by the Council and is linked to the provision of the identified infrastructure requirements, with initial planning applications accompanied by phasing and delivery strategies.
6. Key areas of change in Shrewsbury are the 'Heart' of Shrewsbury and the Shrewsbury Northern Corridor, where proposals for new development/redevelopments and enhancements should have regard to the principles, priorities and objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks, as appropriate, aiming to:
  - i. Provide a sustainable and complementary mix of retail, community, employment and residential uses;
  - ii. Support economic and community development;

## S16: Shrewsbury Area

- iii. Protect and enhance heritage, environmental and conservation assets, and deliver environmental improvements;
- iv. Incorporate approaches to access, parking and movement which support the integrated and sustainable transport strategy for Shrewsbury.

More specifically:

### **A Heart of Shrewsbury – the town centre and edge of centre areas:**

Development proposals should have regard to the aims of:

- i. Renewing areas of relatively poor environment and greater potential, notably at Riverside, West End, Frankwell, Abbey Foregate and Castle Foregate;
- ii. Reducing the impact of traffic and congestion in key areas, notably High Street/West End, Castle Street, Smithfield Road, Frankwell, Abbey Foregate and Castle Foregate;
- iii. Ensuring strong, high quality public realm and links between spaces, particularly walking routes;
- iv. Significantly enhancing the town centre retail offer, whilst retaining and developing the independent sector;
- v. Enhancing the role of the river and access to it;
- vi. Unlocking the potential of some vacant or underused buildings;
- vii. Celebrating gateways and arrival points.

### **B Shrewsbury Northern Corridor, focusing on:**

- Southern Quarter of Castle Foregate/St. Michael's Street/Ditherington;
- Central Quarter of Lancaster Road/Whitchurch Road;
- Northern Quarter of Battlefield Enterprise Park/Sundorne Retail Park/Arlington Way;

Development proposals should have regard to the priorities of:

- i. the restoration and redevelopment of the Ditherington Flaxmill site, including associated mixed use development;
- ii. the enhancement of major existing commercial, employment and mixed use areas;
- iii. encouraging new employment development and existing employers to remain in the area, linked to Policy MD4;
- iv. improving the environmental quality of the Corridor;
- v. further measures to support sustainable transport and links in the Corridor;
- vi. promoting wider housing choice and opportunity.

7. To support Shrewsbury's role as Shropshire's strategic centre, the extent of

## S16: Shrewsbury Area

the Primary Shopping Area and Primary and Secondary Frontages for the town are identified on the Policies Map. Development proposals in these areas will need to satisfy policy requirements set out in Policies CS15 and MD10a. In addition, the Policies Map identifies land at Smithfield Road allocated for the new Riverside Shopping Centre as the location for significant new retail floorspace to help to meet the targets for Shrewsbury set out in Policy CS15.

8. Development proposals will be expected to demonstrate that they have adequately mitigated their impacts, having regard to the need for the co-ordination of infrastructure provision/improvements across the town to address the particular challenges faced by Shrewsbury referred to in Policy CS2. Development proposals should take account of infrastructure constraints and requirements, as identified within the LDF Implementation Plan and Place Plans, and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### Schedule S16.1a: Allocated Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in this schedule.

Allocated Site	Development Guidelines	Provision
Land off Ellesmere Road (SHREW073)	Development subject to the provision of a footpath and cycleway link underneath the railway bridge to link in with the footpath/cycleway through the residential development to the south of Ellesmere Road. (Site with planning permission - reference number: 11/03714/VAR).	150
Land at Ditherington Flaxmill (SHREW198)	Mixed use development to have regard to the adopted masterplan for the re-development of the Flaxmill and adjoining land and buildings, to include approximately 120 dwellings. The re-development will comprise of the repair and re-use of historic buildings to create workspace and associated cultural activities, new retail/commercial office and residential development, associated access, landscaping and car parking, with demolition of non-listed	120

<b>Allocated Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
	<p>buildings. A site specific flood risk assessment is required for this site.</p> <p>(Site with planning permission - reference number: 10/03237/OUT).</p>	
<p>Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127/ELR02 and 66)</p>	<p>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.1) and adopted masterplan. Development to include the provision of a local centre combined with relocated garden centre south of Oteley Road, major green infrastructure areas, including in the Rea Brook Valley, contributions to A5 junction improvements and sustainable transport measures, the provision of a new strategic employment site south and east of the Football Stadium and Phase 3 of Shrewsbury Business Park off Thieves Lane.</p> <p>(Planning permission for parts of the SUE: Garden Centre redevelopment/local centre planning permission reference number: 12/01946/FUL; Sutton Grange (land north of Oteley Road) planning permission reference number: 13/00893/FUL).</p>	950
<p>Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128/ELR64, 67, and 68)</p>	<p>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land off Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency.</p>	750



Allocated Site	Development Guidelines	Provision
Bowbrook/Radbrook – land between Mytton Oak Road and Hanwood Road (SHREW210/09, 030/R, 094 and 019)	<p>Comprehensive phased development providing a countryside park along the Rad Brook, a 7 hectare site for community facilities, and creating a road link between Mytton Oak Road and Hanwood Road. A site specific flood risk assessment is required for this site.</p> <p>(Site with planning permission:</p> <p>Land West of Hanwood Road - planning permission reference number: 13/03285/FUL;</p> <p>Land South of Mytton Oak Road - planning permission reference number: 13/03534/OUT).</p>	550
Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road (SHREW027 – parts)	<p>Co-ordinated development of two linked sites with new footpaths/cycleways and bus route through the development with any connecting traffic route designed to control vehicular speeds and flows rather than being a direct route for traffic between London Road and Preston Street, maintaining existing public rights of way and improving public access to the River Severn through the site, and providing new riverside public green space and a well landscaped edge to the developed area:</p> <p>(a) Land at Weir Hill Farm/Robertsford House, Preston Street –approximately 150 houses to be accessed off Preston Street, unless justified through a detailed, site specific transport assessment, subject to highway improvements to Preston Street and the Column roundabout, new open space to Preston Street and a landscape buffer to Sunfield Park;</p> <p>(b) Land off London Road – approximately 400-450 houses to be accessed off London Road, with the preferred option for the access route being over land owned by the Shrewsbury College of Art and Technology between the College and the Crematorium, subject to the improvement of facilities, including parking, at the College. The alternative access route, if required, is over land owned by Shropshire Council with the junction with London Road being further south near to the A5 Emstrey junction</p>	550-600

*Shropshire Council Site Allocations and Management of Development (SAMDev) Plan  
Pre-Adoption Version (Incorporating Inspector's Modifications)  
Full Council 17<sup>th</sup> December 2015*

<b>Allocated Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
	opposite to Shrewsbury Business Park.	
Land off Hillside Drive, Belvidere (SHREW016)	Development subject to retention of protected trees, provision of public open space/woodland ecology area and enhancement of footpath access to Severn Way.	20
Land East of Woodcote Way (SHREW120/R)	Development subject to a new access off Woodcote Way, provision of public open space and improved footpath link to Severn Way.  (Site with planning permission - reference number: 13/01876/FUL).	40
Land off Shillingstone Drive (SHREW105)	Development subject to creation of eco-park on eastern side and buffer to Lion Coppice, and provision of funding for local highways improvements. Development should have regard to the significance and setting of the Registered Battlefield.  (Site with planning permission - reference number: 11/03087/OUT).	230
Land west of Battlefield Road (SHREW095 and 115/ELR006)	Development for housing (northern part) and employment use (southern part) subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site and flood risk mitigation in relation to Battlefield Brook. Development should have regard to the significance and setting of the Registered Battlefield.	100
Land west of Longden Road (SHREW212/09)	Development subject to provision of funding for local highways improvements.	175
Land at Corner Farm Drive (SHREW023)	Development to be accessed off Corner Farm Drive.  (Site with planning permission - reference number: 13/02423/FUL).	25
Land north of London Road (SHREW001 – part)	Development to be low density and to be served by new accesses off London Road, to include a landscape buffer to the adjoining Crematorium site and to have a well landscaped eastern edge having regard to the sensitivity of the Severn valley and views to the site from the east.	50

### **Schedule 16.1b: Allocated Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

<b>Allocated Site</b>	<b>Development Guidelines</b>	<b>Provision (hectares)</b>
Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127 – parts)	Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.1) and adopted masterplan. Development to include provision of a new strategic employment site south and east of the Football Stadium (22 ha.) and Phase 3 of Shrewsbury Business Park off Thieves Lane (4 ha.). The strategic employment site has the potential to accommodate a range of types of business uses (B1, B2 and B8), including recycling and environmental industries.	26
Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128 – parts)	Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land of Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency. A site specific flood risk assessment is required for this site.	9-12
Land west of Battlefield Road (SHREW095 part/ELR006)	Development of southern part of site adjoining ABP premises, subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site and flood	3

Allocated Site	Development Guidelines	Provision (hectares)
	risk mitigation in relation to the Battlefield Brook. Development should have regard to the significance and setting of the Registered Battlefield.	
Land east of Battlefield Road (ELR007)	Development of site adjoining A49/A53 junction for employment uses on gateway site, subject to satisfactory access off Battlefield Road. Development should have regard to the significance and setting of the Registered Battlefield. A site specific flood risk assessment is required for the site.	2

### Schedule 16.1c: Allocated Retail Site

Development of the allocated retail site identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS15, Policies MD2, MD8 and MD10a and MD10b, and the development guidelines and approximate retail floorspace provision set out in this schedule.

Allocated Site	Development Guidelines	Provision
Riverside Shopping Centre, Smithfield Road.	Development to include demolition of the existing Riverside Shopping Centre, Medical Practice, Nightclub, and connecting structures, and construction of a new shopping centre to enhance the existing town centre facilities, including the provision of a department store, unit shops and offices, improved connections to the Pride Hill and Darwin Centres, the town centre, and Frankwell, the creation of an active frontage to Smithfield Road, and close integration with the Ravens Meadow Car Park and the Bus Station.  (Site with planning permission - reference number: 12/00409/EIA).	26,000 sq.m. net increase in retail floorspace

### Explanation

4.154 Shrewsbury is identified in the Shropshire Core Strategy as Shropshire's growth point, to be the focus for significant retail, office and employment development and to accommodate approximately 25% of Shropshire's housing development over the Plan period. The town has a sub-regional role and serves a wide catchment, including parts of Wales. Policy CS2 sets out

an overall Development Strategy for Shrewsbury, with the targets of providing approximately 6,500 dwellings (325 dwellings per annum) and 90 hectares of employment land, and stressing the need for a comprehensive and co-ordinated approach and with reference to the Shrewsbury Vision Regeneration Framework (2011).

- 4.155 Policy S16.1 supplements Policy CS2, providing further detail including on housing, employment and retail sites to be allocated for development, the town's development boundary, the extent of the two Sustainable Urban Extensions and the broad arrangement of land uses proposed for them, policy guidance relating to key areas of change in the town, the definition of the town's Primary Shopping Area, and infrastructure considerations.

### **Housing Development**

- 4.156 For housing development, Table 16.1.1 sets out the position relating to dwellings built since 2006 and existing commitments at 2013 (2,550 houses), and the provision proposed to enable the target of 6,500 additional dwellings 2006-2026 to be met. Policy CS2 sets out an approach of aiming to achieve a minimum of 60% of development on previously developed land (3,900 houses), 25% on the two Sustainable Urban Extensions (1,625), with the balance required (15%), approximately 1,000 dwellings plus a further reserve pool of land for up to a further 15%, provided through other sustainable land releases. The approach of identifying reserve sites has been reconsidered in light of the NPPF policy of boosting housing supply, with a view to providing maximum flexibility to ensure delivery, and effectively to provide for supply beyond 2026. The Plan is therefore identifying greenfield sites with capacity totalling approximately 3,490 dwellings, providing an over-allocation of 13.5% rather than reserve sites of up to 15%.
- 4.157 In relation to previously developed land, nearly all of 2,550 houses built or committed between April 2006 and March 2013 in Shrewsbury are brownfield sites. In addition, there are two allocated housing sites identified in the Plan – land at Ditherington Flaxmill and land off Ellesmere Road. The Flaxmill site is a major regeneration opportunity in the Shrewsbury Northern Corridor, with an element of new build housing and conversion of buildings to residential use being a key component of the overall masterplan for the area. There are other major brownfield housing sites (previously allocated and windfall sites) which are being developed or have been identified in the Strategic Housing Land Availability Assessment 2014 which will contribute to the overall housing target over the Plan period, including the Gay Meadow and former supermarket site at Arlington Way. Overall, there remains an adequate supply of previously developed land and buildings to achieve the delivery of the minimum of a further 1,350 houses, as sought.
- 4.158 For the greenfield sites set out in Schedule S16.1a, in addition to the Shrewsbury South and Shrewsbury West SUE's identified in the Core Strategy, the approach taken has been to spread the peripheral growth of the town over a number of sites and in a variety of directions. This provides the market with a good range and choice of sites, spreads impacts, and takes advantage of opportunities to secure linked benefits, whilst avoiding areas

with major constraints. Shrewsbury is fortunate in that there are considerable areas of land within the Shrewsbury Bypasses which could come forward for development, providing a range of options. However, there are still significant constraints in some areas, notably the River Severn and its corridor through the town (with associated flood risk and landscape sensitivity), limitations on the capacity of the local highways network, and proximity of sites of major ecological and historical value. Schedule S16.1a also sets out development guidelines in relation to the allocated sites in order to ensure that identified issues are addressed and opportunities for benefits secured.

4.159 In summary, the provision being made to deliver the housing target is:

**Table 16.1.1 Shrewsbury Housing Provision**

	<b>No. of Houses</b>
Housing Target	6,500
Houses built or committed April 2006-March 2013 (brownfield)	2,550
Balance/windfall/brownfield sites (minimum)	1,350
Allocated greenfield sites, including SUE's	3,490
<b>Total</b>	<b>7,390</b>

### **Employment Land**

4.160 The overall target for Shrewsbury of 90 hectares of employment land 2006-2026 allows for the continued growth of the town as an important sub-regional centre. With completions and existing commitments at 2013 of approximately 46 hectares and 44 hectares of additional land being allocated as set out in Schedule S16.1b, providing a range and choice of sites and including a new strategic employment site of some 22 hectares as part of the Shrewsbury South SUE. With a further 4 hectares to extend the Shrewsbury Business Park and land within the Shrewsbury West SUE, the allocations deliver a significant re-balancing of the geographical spread of employment land around the town, which has been dominated by provision in the north of the town, and address market demand for sites well related to the A5/A49 Bypasses.

4.161 In order to maintain the reservoir of employment land and buildings, it is important to safeguard existing strategic employment areas and sites. These are identified on the Policies Map following an assessment of their role, significance and potential (Shropshire Employment Areas Study – Phase 1 Shrewsbury). The areas include land at the Battlefield Enterprise Park and Shrewsbury Business Park, sites occupied by major specialist businesses, and the Ditherington Flax Mill.

4.162 In addition to the strategic employment areas and sites, a further tranche of the employment land supply is made up of existing committed employment sites – these include further large parts of the Battlefield Enterprise Park and

Shrewsbury Business Park, and other smaller areas, as set out in Schedule S16.1d.

<b>Schedule S16.1d: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Shrewsbury	Shrewsbury Business Park, Phase 1	0.3
	Centurion Park, Kendal Road	0.5
	Battlefield Enterprise Park	3.9
	Grange Business Park, Lancaster Road Industrial Estate	0.2
	Former Cattlemarket	1.7
	Sundorne Retail Park	0.1
	Abbey Lawns (former Farr and Harris)	0.2
	Flax Mill, Ditherington	0.7
	Land east of Battlefield Enterprise Park	7.9
	Land east of Battlefield	2.3
	Shrewsbury Business Park, Phase 2 & Plot 10	5.2

### **Sustainable Urban Extensions**

- 4.163 The Shrewsbury South and Shrewsbury West SUE's were identified in the Core Strategy as strategic locations for development to help to meet the housing and employment needs of the town. Policy CS2 sets out key elements proposed to be incorporated in the developments as part of a comprehensive and integrated approach. The SAMDev Plan takes this forward by formally allocating the land included in the SUE's, as shown on the Policies Map, and setting out Land Use Plans which indicate the broad arrangement of land uses proposed (Figures S16.1.1 and S16.1.2). To further assist the co-ordinated delivery of the SUE's, masterplans have been prepared, and these have been adopted by the Council following public consultations, for the purposes of informing and guiding the development of the SUE's and as material considerations for related planning applications.
- 4.164 The Shrewsbury South SUE will deliver approximately 950 dwellings on land to the north and south of Oteley Road, a major new business park on land adjoining Shrewsbury Town Football Club and expansion of Shrewsbury Business Park, a new local centre combined with relocated garden centre

south of Oteley Road, and major green infrastructure areas, including in the Rea Brook Valley.

- 4.165 The Shrewsbury West SUE will deliver approximately 750 dwellings on land north and south of Welshpool Road and land for employment use, including an extension to the Oxon Business Park, scope for a health and care business campus off Clayton Way, and a gateway business area adjoining the A5 Churncote junction. The development is planned to provide a new Oxon Link Road between the A5 junction and the Holyhead Road, relieving Welshpool Road of through traffic and forming a leg of the proposed Shrewsbury North West Relief Road, which remains an aspiration of the Council. The SUE also includes an enhanced local centre at Bicton Heath, and major new public open space provision on land north of the Oxon Link Road.

### **Key Areas of Change including the Town Centre**

- 4.166 A further element of the strategy for Shrewsbury relates to key areas of change in the town – the town centre and its edges (the 'Heart' of the town) and the Northern Corridor. These are areas which have been the subject of major studies and consultation exercises leading to the publication of the Shrewsbury Vision (2011) and Shrewsbury Northern Corridor (2007) Regeneration Frameworks. Policy S16.1 links to these Framework documents which set out useful, positive objectives and project ideas which, without being prescriptive, assist in guiding future change in these areas.
- 4.167 In relation to the town centre, and further to Policy CS15 and MD10a and MD10b, Policy S16.1 also includes the designation of the Primary Shopping Area and the Primary and Secondary Frontages, and the allocation of land at Smithfield Road for the development of significant new retail floorspace (the proposed new Riverside Shopping Centre – see Schedule 16.1c), which are identified on the Policies Map. Planning permission was granted for the redevelopment of the Riverside Shopping Centre in 2012, to include approximately 26,000 sq.m. of additional comparison goods retail floorspace.

### **Infrastructure**

- 4.168 As Shropshire's growth point and with major new housing, employment and retail development planned, it is essential that the town also receives significant investment to its infrastructure. Policy CS2 refers to the main infrastructure issues for Shrewsbury, particularly highways and transport, while Policies CS8 and CS9 relate to infrastructure provision and contributions linked to development. Since adoption of the Core Strategy, the Council has developed its LDF Implementation Plan and area-wide Place Plans setting out infrastructure needs and priorities, and introduced the Community Infrastructure Levy which will secure some funding for infrastructure provision. In addition, a systematic approach is being taken to identifying infrastructure requirements associated with major new housing developments in Shrewsbury in order to ensure that adequate funding is available to address the impacts of development and the growth of the town, including with regard to the strategic road network and the town-wide road network/sustainable



transport provision, as well as in relation to local facilities and services. Policy S16.1 seeks to emphasise the importance of infrastructure provision as a consideration in relation to proposals for development in the town.

- 4.169 In relation to highways and transport, the provision of the Shrewsbury North West Relief Road remains a Council ambition and the Council's preferred route for this road is illustrated on the Shrewsbury Key Diagram linked to Policy CS2 in the Core Strategy. The Council recognises that land off Ellesmere Road could be a potential long term direction for growth for the town, but considers that such growth should be linked with the delivery of the Relief Road. The scope for significant developments in that area is particularly affected by the need for the road as, cumulatively, development would have adverse traffic impacts on this major approach to the town centre. Any proposals for development on land west of Ellesmere Road brought forward in the context of Policy MD3 would need to be co-ordinated with and, where necessary, help fund the Relief Road, providing land and/or contributory finance as appropriate. The Shrewsbury Key Diagram also indicates a site for a possible Parkway Station at the A5/A49 Preston Boats Island on the eastern side of the town, which forms a further part of the long term integrated transport strategy for town, but uncertainty over delivery in the Plan period again means that the site is not shown on the Policies Map.
- 4.170 Other infrastructure priorities identified in the Place Plan include additional provision of educational and other community facilities, including facilities for sport and recreation; improved health care facilities and services; provision of affordable and specialist housing; and economic development and regeneration (including the Ditherington Flax Mill). The need for continued investment in the utilities infrastructure of the town is also set out, but there are no fundamental barriers to the planned growth of the town.

### **The Environment**

- 4.171 Policy S16.1 does not repeat Policy CS2 in terms of the importance of protecting and enhancing the town's special character and the unique qualities of its historic built and natural environment, but this remains integral to the comprehensive and co-ordinated approach being taken to the development of Shrewsbury. The conservation areas in the town, including the Shrewsbury Conservation Area (town centre), and the designated Registered Battlefield site to the north of the town, which is a heritage asset of the highest significance, are identified on the Policies Map, together with environmental designations, including the Hencott Pool European Ramsar site to the west of Ellesmere Road. With regard to the Registered Battlefield, attention is drawn to the Planning Guidance for the Registered Battlefield (to be incorporated into the Historic Environment SPD). The principles in the guidance refer to site layout, building height and design, materials, lighting and landscaping of development and any impacts on archaeology to protect, conserve and enhance the significance and setting of the Registered Battlefield.

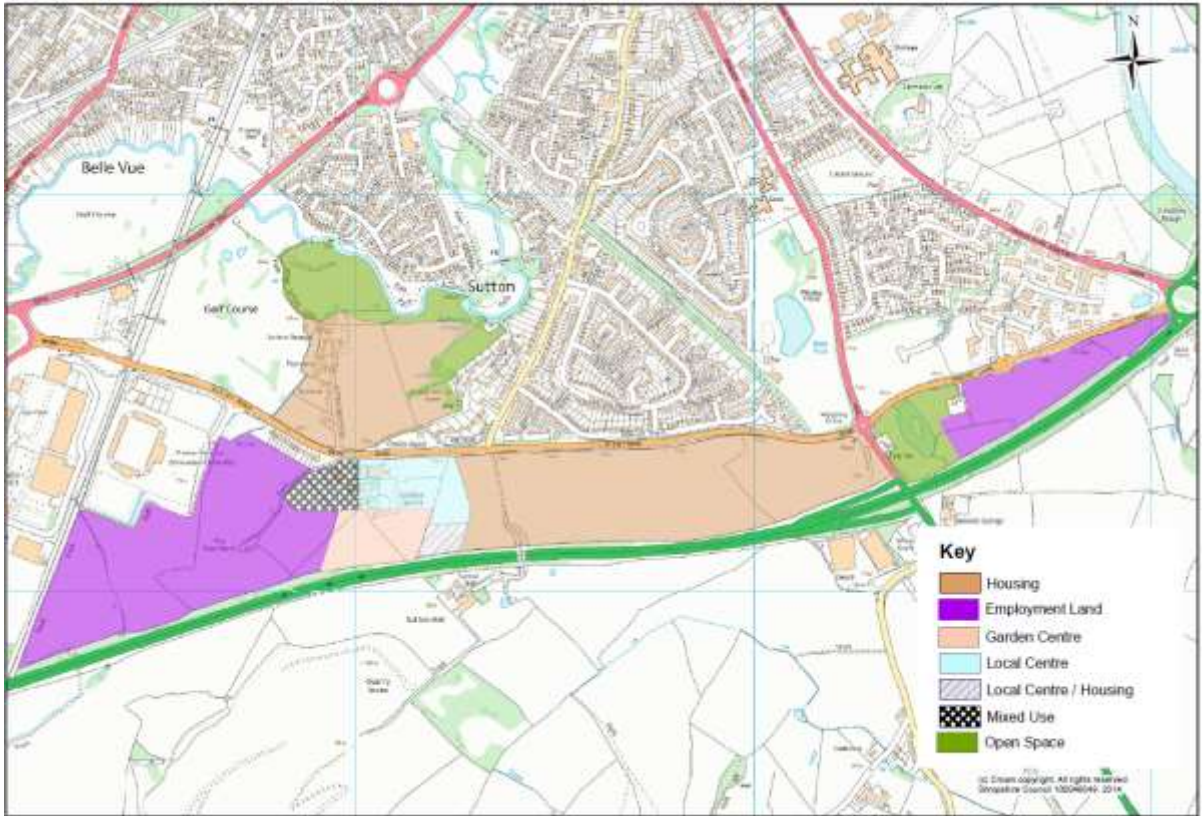


Figure S16.1.1: Shrewsbury South SUE Land Use Plan

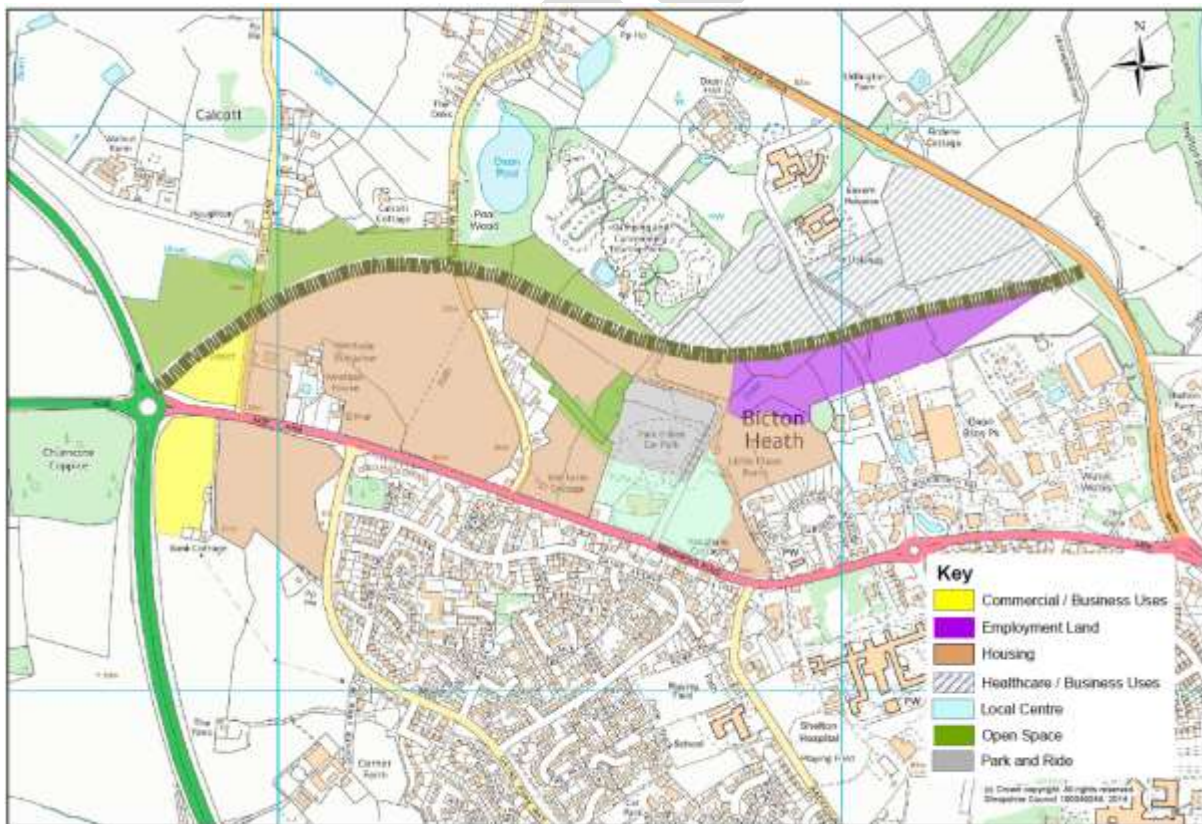


Figure S16.1.2: Shrewsbury West SUE Land Use Plan

## **S16.2: Community Hub and Cluster Settlements**

In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3, MD4 and MD8, and the development guidelines and approximate site provision figures set out in this schedule. Mitigation measures may be required to remove any adverse effects from development in the Shrewsbury area on the integrity of the Fenemere Ramsar site in accordance with Policy MD12.

### **Community Hubs:**

#### **S16.2(i): Baschurch**

Baschurch is a Community Hub with a housing guideline of around 150-200 additional dwellings over the period to 2026. This will be delivered through the development of the allocated housing sites together with development by infilling, groups of houses and conversion of buildings which may be acceptable on suitable sites within the development boundary identified on the Policies Map.

Allocated Site	Development Guidelines	Provision
Land at rear of Wheatlands Estate (BAS005)	Development subject to satisfactory access, layout and design.	40
Land at Station Road (BAS035)	Development subject to the provision of land to enable a school 'drop off' zone capable of accommodation coaches and other school traffic and satisfactory highway access.	40
Land to rear of Medley Farm (BAS025)	Development subject to satisfactory access, layout and design which will need to respect the setting of Prescott Conservation Area.	25
Land to the west of Shrewsbury Road (BAS017)	Development subject to satisfactory access, layout and design and the provision of land adjoining Milford Road for a new Medical Centre and associated parking, protection of the integrity of the coffin path crossing the site, and high quality landscape design to minimise the visual impact of the development on the surrounding area and existing adjoining residential properties.	30

**S16.2(ii): Bayston Hill**

Bayston Hill is a Community Hub with a housing guideline of around 50-60 additional dwellings over the period to 2026, where development by infilling, groups of houses and conversion of buildings may be acceptable on suitable sites within the development boundary identified on the Policies Map. The retention of the gap of undeveloped land between Bayston Hill and Meole Brace, Shrewsbury remains an important objective of the strategy for the village. The development of the village is also constrained by the presence of the A49 running through the village and the major quarry to the east. The provision of affordable housing has been identified by the Parish Council as a priority requirement.

**S16.2(iii): Bomere Heath**

Bomere Heath is a Community Hub in Pimhill Parish with a housing guideline of around 50 additional dwellings over the period to 2026. This will be delivered through the development of the allocated housing site together with development by infilling, groups of houses and conversions of buildings which may be acceptable on suitable sites within the development boundary identified on the Policies Map.

Allocated Sites	Development Guidelines	Provision
Land off Shrewsbury Road, Bomere Heath (BOM004/R)	Development subject to a new access from Shrewsbury Road, and the provision of public open space, a new footway along Shrewsbury Road and a cycle and footpath link to the football and cricket pitches to the south.	30

**S16.2(iv): Nesscliffe**

Nesscliffe is a Community Hub in the Great and Little Ness Parishes with a housing guideline of around 30 additional dwellings over the period to 2026. This will be delivered through the development of the site allocated for housing, which is identified on the Policies Map, together with development by infilling, groups of houses and conversions of buildings which may be acceptable on suitable sites within the village. Further to The Nesses Parish Plan (2004) and subsequent Housing Needs and Development Survey (2011), developments of a maximum of 10 houses and predominantly 2 and 3 bedrooms are sought by the Parish Council. The protection of the setting of Nesscliffe Hill is an important objective of the strategy for the village.

Allocated Site	Development Guidelines	Provision
Land West of Holyhead Road (NESS004 and	Development subject to satisfactory access, layout and design.	15

NESS012 – part)		
-----------------	--	--

**Community Clusters:**

<b>S16.2(v): Albrighton</b>
Albrighton is a Community Cluster Settlement in the Pimhill parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of around 5 additional dwellings over the period to 2026.

<b>S16.2(vi): Bicton and Four Crosses area</b>
Bicton and the Four Crosses area are a Community Cluster in Bicton Parish where development by infilling, conversion of buildings and small groups of houses may be acceptable on suitable sites within the development boundaries identified on the Policies Map, with a housing guideline of around 15 additional dwellings over the period to 2026.

<b>S16.2(vii): Dorrington, Stapleton and Condover</b>
Dorrington, Stapleton and Condover are a Community Cluster in Condover Parish where development by infilling, groups of houses and conversions of buildings may be acceptable on suitable sites within the development boundaries for the villages identified on the Policies Map, with housing guidelines of around 30-35 additional dwellings in Dorrington, 5 in Stapleton, and 20-25 in Condover. There are allocated housing sites in Dorrington and Condover which are identified on the Policies Map. The Parish Council's Village Design Statement seeks phasing of the two sites in Condover and stresses the need for the sites to include an element of affordable housing.  Dorrington benefits from committed employment land at the former rail yard off Station Road, while land is identified under Policy MD5 for mineral extraction at the existing sand and gravel site at Gonsal (see Policy S16.3).

Allocated Sites	Development Guidelines	Provision
Land off Forge Way, Dorrington (DOR004)	Development to be accessed by a spur road off Forge Way alongside the former Hope Edwardes Institute, with regard required to minimising impacts on the existing dwellings and to the relationship of the development to the adjoining site allocated for development to the rear of the Old Vicarage.	15
Land to the rear of the Old Vicarage,	Development to be accessed off Church Road, with regard required to the	15

<b>Allocated Sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Dorrington (DOR017 – part)	relationship of the development to the adjoining site allocated for development off Forge Way.	
Land opposite School, Conover (CON006)	Development subject to satisfactory access, layout and design.	5-10
Land east of the Shrewsbury Road, Conover (CON005)	Development subject to satisfactory access, layout and design.	5-10

**S16.2(viii): Fitz, Grafton and New Banks**

Fitz, Grafton and New Banks are a Community Cluster in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of approximately 5-6 additional dwellings over the period to 2026, in addition to 7 dwellings already approved.

**S16.2(ix): Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler**

Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler are a Community Cluster in the Nesses Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites within the villages, with a housing guideline of approximately 10-15 dwellings over the period to 2026.

**S16.2(x): Hanwood and Hanwood Bank**

Hanwood and Hanwood Bank are a Community Cluster in Great Hanwood Parish with a housing guideline of around 30 additional dwellings over the period to 2026. This will be delivered through the development of the site allocated for housing, together with development by infilling, groups of houses and conversions of buildings which may be acceptable on suitable sites within the development boundary, as identified on the Policies Map. The allocated housing site adjoins Hanwood but is in Pontesbury parish. The limited westward extent of the site reflects the aim of ensuring that there is clear separation between Hanwood and Cruckmeole.

<b>Allocated site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land west of school	Development to be built in a minimum of 2 phases and with appropriate traffic calming measures to ensure safe access to and from	25

(HAN011/R)	the development and to reduce traffic speeds entering the village and passing the school.	
------------	---	--

**S16.2(xi): Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green**

Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green are a Community Cluster in Longden Parish where development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages, with a housing guideline of approximately 10-50 additional dwellings over the period to 2026. Of these dwellings, 25-30 are to be in Longden village, with the remainder spread evenly amongst the other Cluster settlements. The Parish Council has adopted a Longden Parish Development Statement (2013) as an addendum to the Parish Plan (2010), indicating that no individual site should be of more than 10-15 houses and a preference for lower cost 2-3 bedroom properties, and identifying zones with associated guidance for development in Longden.

**S16.2(xii): Montford Bridge West**

Montford Bridge West is a Community Cluster Settlement in Montford Parish where development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the village, with a housing guideline of approximately 10 additional dwellings over the period to 2026. Outline planning permission has been granted (2013) for 5 dwellings on land south-west of the Holyhead Road. Applications on further sites within or adjacent to the village will be considered on an individual basis, but with a maximum of 1-2 dwellings per site sought in the Parish Council's Montford Housing Strategy.

**S16.2(xiii): Mytton**

Mytton is a Community Cluster Settlement in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of approximately 5 additional dwellings over the period to 2026.

**S16.2(xiv): Uffington**

Uffington is a Community Cluster Settlement with a housing guideline of approximately 5 additional dwellings over the period to 2026. This will be delivered through the development of the site allocated for housing, leaving scope for limited infill development/conversions of buildings which may be acceptable on suitable sites. In addition, an affordable housing 'exception' site has been permitted which would provide 10 dwellings off Church Road at the northern end of the village.

Allocated site	Development Guidelines	Provision
Land between Manor Farm and Top Cottages (UFF006/10 – part)	Development to be fronting the main road.	Up to 5

**S16.2(xv): Walford Heath**

Walford Heath is a Community Cluster Settlement in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable, with a housing guideline of approximately 6 additional dwellings over the period to 2026, in addition to 10 already approved.

**S16.2(xvi): Weston Lullingfields, Weston Wharf and Weston Common**

Weston Lullingfields, Weston Wharf and Weston Common are a Community Cluster in Baschurch Parish where development by infilling, conversions and small groups of up to 5 dwellings may be acceptable on suitable sites within the villages, with a housing guideline of 15-20 additional dwellings over the period to 2026.

**Explanation**

4.172 Community Hub and Community Cluster Settlements are identified in Schedule MD1.1 under Policy MD1. Schedule 16.2 (i) – (xvi) sets out further information in relation to those settlements in the Shrewsbury area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community led plans/guidance but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

4.173 Further to the need for development to have regard to Policy MD8 - Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans providing further information on infrastructure needs and priorities. General infrastructure requirements identified relate to the provision of affordable housing, and improving village halls and play facilities, IT facilities, and public transport services, together with localised highways improvements and safety enhancements. In addition, specific issues identified and which proposed developments can help to address, include improved primary health care



provision in Baschurch, the provision of a pedestrian crossing on the A49 in Dorrington, and traffic management and calming measures in Hanwood.

- 4.174 The Plan HRA indicates that development in the Community Hub of Baschurch and the Community Cluster of Weston Lullingfields, Weston Wharf and Weston Common may adversely affect the integrity of the Fenemere Ramsar site. Mitigation measures may be required to remove the harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulations Assessment.
- 4.175 With regard to waste water infrastructure capacity, whilst the allocated sites in settlements may not independently have an impact, the scale of development may mean that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S16.3: Area-Wide Policies and Other Allocations**

#### **S16.3(i) Area Wide Policies**

1. In the wider Shrewsbury area, developments that contribute to the local economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where the sites are well located and well suited to employment use. No new sites are allocated, but approximately 10 hectares of employment development is expected to take place on small-scale windfall sites across the rural area over the Plan period to 2026 and proposals will be positively considered in relation to employment Policy MD4 and the relevant policies for Community Hubs and Community Cluster settlements (Policies CS4 and S16.2) or the rural area (CS5, and MD7b) as appropriate. Such development will complement the existing employment sites and the committed employment sites identified in Schedule 16.1e below. Opportunities for the regeneration of existing employment areas will also be encouraged, where appropriate, in accordance with Policy MD9.

#### **Schedule S16.1e: Committed Rural Employment Sites**

<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Dorrington	Station Road, Dorrington	0.2
Ford	Land adjoining Poultry Unit, Ford – Site committed for employment uses and capable of accommodating the development of recycling and	5.8

### S16.3: Area-Wide Policies and Other Allocations

	environmental industries.	
--	---------------------------	--

#### S16.3(ii) Minerals Allocation

2. Further to Policy MD5, to maintain an adequate and steady supply of sand and gravel during the Plan period in accordance with the established production requirement, an extension to the existing operational site at Gonsal Farm south of Condover, is allocated as shown on the Policies Map:

Allocated site	Development Guidelines	Provision
Gonsal Quarry Extensions (M10/11)	Further extension of the site will only be acceptable with the creation of a new access to the A49 which would deliver significant local transport benefits over current access arrangements. Restoration of the site has the potential to deliver significant wildlife and recreation benefits.	44.46 ha - Approximate productive capacity: 1.8 million tonnes

## Explanation

### *Area Wide Policies*

- 4.176 There are a number of well-established existing rural industrial estates and employment sites in the rural area around Shrewsbury, including complexes of rural buildings, such as at Atcham, Condover, Dorrington and Leaton. These sites make an important contribution to the overall provision of employment land and buildings, and to the rural economy. Further to Policies CS4 and CS5, Policy S16.3(i) confirms the Local Plan's positive approach to appropriate employment development in the rural areas. The land adjoining the Poultry Unit at Ford, a committed employment site, is appropriate for general industrial uses, and could accommodate resource recovery, recycling and other environmental industries, subject to the limitations of the local highway network.

### *Minerals Allocation*

- 4.177 Policy MD5 sets out detailed policy regarding sites for sand and gravel working, including all of the sites allocated for working in the Plan period. The extensions to Gonsal Quarry will support the comprehensive working of mineral resources at a well-established existing quarry with good access to local markets.

## **S17: Wem Area**

### **S17.1 Wem Town Development Strategy**

1. Wem will provide a focus for modest growth of approximately 500 dwellings and 4 hectares of employment land. Specific site allocations for housing are identified on the Policies Map and in Schedule S17.1a below and are together capable of delivering 110 new dwellings. The allocated sites are located to the north-west and south-west of Wem, in order to limit the potential for further cross town traffic and to reflect significant safety and congestion concerns regarding the railway crossing to the east of the town centre.
2. To help deliver a better balance between housing and employment in Wem, and to provide a range and choice additional local employment opportunity to help reduce the need to commute out of the town for work, existing employment areas will be safeguarded under Policy MD9 and an additional 4 hectares of employment land is identified on the Policies Map and in Schedule S17.1b below. These sites will complement the committed urban employment sites in Schedule S17.1c. To recognise existing infrastructure capacity constraints, the strategic location of the employment allocation is intended to help limit additional cross town traffic movements by commercial vehicles.
3. To support Wem's role as a District Centre, and in line with evidence from the North Shropshire Retail Study 2008, the extent of the Primary Shopping Area for the town is identified on the Policies Map. Development proposals in these areas will need to satisfy policy requirements set out in Core Strategy Policy CS15 and SAMDev Policy MD12.
4. Development proposals will be expected to demonstrate that they have taken account of the policies and guidelines contained in the Wem Town Design Statement and any other future community-led plan or masterplan that is adopted by Shropshire Council.
5. Mitigation measures will be required to remove any adverse effects from development in Wem on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.

### **Schedule S17.1a: Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land off Pym's Road (WEM003)	Development subject to an appropriate contribution to traffic management measures, appropriate drainage design and appropriate biodiversity and archaeology surveys. The design of the site may include additional land for community facilities.	100
Land at Tilley (WEM012)	Development subject to measures to help address local surface water management issues and appropriate biodiversity and tree surveys.	10

### **Schedule S17.1b: Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated sites	Development Guidelines	Provision (hectares)
Land adjacent to Shawbury Rd (ELR031)	Development to deliver high quality, high tech business or office units and a full range of Class B uses including resource recovery, recycling and other environmental industries, subject to measures to address flood risk and surface water management and measures to protect and enhance protected species and existing tree and hedgerow features.	4.0

### **Explanation**

- 4.178 In recognition of its role in providing facilities and services to its rural hinterland, Wem is identified in the Shropshire Core Strategy as a District Centre and a Market Town. Policy CS3 indicates that additional development will help to strengthen its economic role and maintain its role as a sustainable place. To maintain its role, the town will need to accommodate balanced housing and employment development within its development boundary and on sites allocated for development.
- 4.179 Since 372 homes have already been built since 2006 or are committed for development, the Plan now needs to make provision for about a further 128 new homes to help deliver a modest level of growth during the period 2006-2026. In addition to the site allocations identified, there are significant opportunities for development of windfall sites within the development boundary.

4.180 The Core Strategy acknowledges that Wem is not a main shopping or employment centre, with Shrewsbury the main beneficiary of leaked retail expenditure and significant levels of out-commuting for work. To help deliver a better balance between housing and employment in Wem, and to provide additional local employment opportunity to reduce the need to commute out of the town for work, existing employment land will be safeguarded and supplemented by the allocation of an additional 4 hectare site to encourage a wider range of local employment opportunity.

<b>Schedule S17.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Wem	Wem Industrial Estate, Soultton Road	2.1
	Former Timber Yard, Aston Road	2.5

4.181 The scale of sustainable development over the period 2006-2026 will be significantly lower than that in recent years and has been constrained by limited infrastructure capacity, particularly traffic congestion. Additional investment in traffic management measures, primary school capacity, medical practice capacity and waste water treatment will be needed over the Plan period to address both existing issues and any additional impact from new development. Detailed infrastructure investment priorities are identified in the Place Plan and LDF Implementation Plan, in accordance with Policy CS8 and CS9.

4.182 The Plan HRA indicates that residential development in Wem may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.

### **S17.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Oswestry Place Plan area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development

## **S17.2: Community Hub and Cluster Settlements**

guidelines and approximate site provision figures set out in the schedule.

### **S17.2(i): Shawbury**

Shawbury is a community hub which will provide for modest growth of about 50 new dwellings over the period to 2026. New housing will be delivered through the allocation of a single site for 50 dwellings close to the site of the relocated primary school. Key development constraints for Shawbury include flood risk in areas to the east of the town, the Shawbury Moat Scheduled Ancient Monument and the landscape quality and wildlife value of areas which lie adjacent to the River Roden. Key infrastructure planning issues include the need for an upgrade to sewerage infrastructure and the provision of new sports facilities.

Allocated sites	Development Guidelines	Provision
Land to the rear of Brickyard Farm, Poynton Road (SHAW004)	Development subject to inclusion of a school parking and drop-off area; the provision of land for community sports facilities; and access via a new roundabout on the A53.	50

### **S17.2(ii): Myddle and Harmer Hill Cluster**

The settlements of Myddle and Harmer Hill are a Community Cluster which will provide for modest growth of around 50 dwellings over the period to 2026. As there is already planning approval for about thirty dwellings in the Parish, this would allow for about a further twenty dwellings, including up to six individual dwellings within the rural part of the parish over the period to 2026. No specific site allocations are proposed in the cluster settlements and development should take the form of individual or small groups of housing as infill development within the development boundaries of both settlements.

## **Explanation**

4.183 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Schedule MD1.1). The schedules above set out further information in relation to hubs and clusters in the Wem area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils,

but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

- 4.184 Further to the need for development to have regard to Policy MD8: Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans providing further information on infrastructure needs and priorities.

### **S17.3: Area-wide Policies and Other Allocations**

#### **S17.3: Area-wide Policies**

1. In the wider Wem Place Plan area, developments that contribute to the area's economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Two hectares of employment development is expected to take place on small-scale windfall sites across the Wem Place Plan area over the period to 2026 and will be positively considered in relation to employment policy MD4 and the relevant policies for Wem (CS3 & CS11), hubs and cluster settlements (CS4 & CS12) or the rural area (CS5, MD6 & MD7b) as appropriate.

## S18: Whitchurch Area

### S18.1 Whitchurch Town Development Strategy

1. Whitchurch is a focus for significant development in the North East of Shropshire and will deliver around 1,200 dwellings and around 26 hectares of employment land in the plan period 2006-2026.
2. New housing development will be delivered primarily on the allocated housing sites identified in schedule S18.1a below and identified on the Policies Map, alongside additional infill and windfall development within the town's development boundary.
3. New employment development will be delivered primarily on the allocated employment sites identified in schedule S18.1b below, alongside other appropriate brownfield opportunities within the town's development boundary. The existing employment area at Waymills is safeguarded for employment use in accordance with Policy MD9.
4. To support Whitchurch's role as a Principal Centre, new main town centre uses will be focussed within the defined town centre area and Primary Shopping Area identified on the Policies Map, and will be subject to Policies CS15 and MD10a.
5. Mitigation measures will be required to remove any adverse effects from development in Whitchurch on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.

Development proposals will be expected to take account of infrastructure constraints and requirements, as identified within the LDF Implementation Plan and Place Plans, particularly in relation to the need for upgrades to the wastewater treatment works in 2020-2025 and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### Schedule S18.1a: Allocated Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Site	Development guidelines	Provision
Land at Tilstock Road	Site to incorporate a range of uses including mixed residential development; land for a new primary school; new sports provision including an additional cricket pitch and new football pitches; and a neighbourhood	500



<b>Schedule S18.1a: Allocated Housing Sites</b>		
(WHIT009)	convenience store. Development subject to a new primary vehicular access on Tilstock Road; a secondary vehicular access on Greenfoot Lane; a new pedestrian crossing on Tilstock Road; and suitable visual impact mitigation measures.	
Land at Mount Farm (WHIT046)	Development subject to a primary vehicular access off Harodgate; the creation of a new secondary cycle and pedestrian access onto Tarporley Road; on-site environmental mitigation and enhancements; and landscape mitigation measures.	100
Land at Alport Road (WHIT021)	Development subject to a new primary vehicular access on Alport Road; appropriate highway improvements on Alport Road if required, and landscape mitigation measures.	60
Land West of Oaklands Farm (WHIT051)	Development to form the residential element of a mixed use scheme to include allocated employment allocation ELR033, and is subject to the following development phasing:  <u>Phase 1:</u> Up to 30 dwellings to include a new vehicular access on Waymills and the completion of appropriate visual impact mitigation measures to the eastern and western boundaries of the site;  <u>Phase 2:</u> Around 30 dwellings following completion of a separate vehicular access and agreed levels of servicing for employment allocation ELR033	60
Land North of Mill Park (WHIT033)	The development has now been granted planning consent for 13 dwellings. Development will be subject to the requirements of planning approval 12/04721/FUL.	13

### **Schedule S18.1b: Allocated Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

<b>Site</b>	<b>Development guidelines</b>	<b>Provision (hectares)</b>
Land at the Oaklands Farm (ELR033)	Development to form the employment element of the mixed use scheme to include residential allocation WHIT051 and will be subject to agreed phasing. Suitable for B2 and B8 employment uses including facilities for recycling & environmental industries. Development subject to the creation of a separate access to be agreed with the Highways Authority, improvements to Waymills and the Nantwich Road Junction if required, and the creation of suitable landscape and visual buffering between the new employment and residential uses on the wider mixed use scheme.	8.5
Land at Heath Road (ELR035)	To form a new 'gateway' business park with the development of a suitable range of B1 employment and ancillary uses, and subject to the creation of a new primary vehicular access off the A525 to be agreed with the Highways Authority, improvements to the A525 if required, and appropriate landscape buffering.	11

### **Explanation**

4.185 Whitchurch is identified in the Shropshire Core Strategy as a Principal Centre and a Market Town by Policy CS3. The settlement strategy for Whitchurch identifies the scale and mix of development proposed up to 2026. This will ensure balanced growth which delivers significant new housing and employment provision, support the vitality of the town centre, and enable the development and maintenance of physical and social infrastructure. The positive growth framework responds to the priorities expressed in the Whitchurch Town Plan.

4.186 This settlement strategy actively plans to accommodate around 1,200 dwellings and around 26 hectares of employment land over the plan period. In the first seven years of the plan period around 300 dwellings have either been built or have planning consent and there is around 7 hectares of approved employment land. Therefore there is a need to plan for a further 900 dwellings and around 19 hectares of employment land over the remainder of the plan up to 2026. This level of development is considered to be

significant, but consistent with the local growth aspirations and the environmental and physical capacity of the town.

- 4.187 Whilst housing development in Whitchurch has come forward at a steady rate since 2006, growth rates have been constrained by the non-delivery of a major housing allocation at Alport/Black Park Road, identified in the previous North Shropshire Local Plan. The on-going deliverability of this site has been reassessed as part of this new settlement strategy resulting in the majority of the site now being de-allocated for development.
- 4.188 The new allocated housing sites will be delivered in line with the specified development guidelines and offer a sustainable pattern of growth for Whitchurch, as well as flexibility to the market. The strategy also makes an appropriate allowance for housing on suitable windfall sites within the development boundary to make up the housing requirement for the town.
- 4.189 A major mixed use site is allocated to the south of the town off Tilstock Road providing up to 500 dwellings and enabling the delivery of significant community infrastructure including a new primary school. There will be a co-ordinated approach to the delivery of this scheme alongside other sites to ensure development contributes appropriately to the delivery of necessary highway improvements around the town.
- 4.190 New employment provision is central to the town's settlement strategy and will enable the rebalancing of the town's higher than average levels of out-commuting. In addition to the existing employment commitments identified in schedule S18.1c, the strategy identifies two significant employment land allocations and safeguards existing employment land at Waymills. The employment allocations represent commercially attractive locations close to the main highway network, and will serve different end uses. The allocation at Heath Road (ELR035) provides a significant 'gateway' site for a new business park, whilst the allocation north of Waymills (ELR033) will further develop the existing industrial park and will be the preferred location for major new industrial, storage and distribution development.

<b>Schedule S18.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Whitchurch	Land off Shakespeare Way	0.8
	Mulberry Business Park, Shakespeare Way	0.4
	Grocontinental, Shakespeare Way	1.3
	South of Civic Park, Whitchurch	4.3

- 4.191 Further to the requirements of Policy MD3, the strategy provides flexibility if there is a recognised under-delivery of housing ahead of 2026. In these circumstances the strategy recognises there is available land adjoining the Whitchurch development boundary which offers potentially suitable broad locations for housing, and which is in keeping with the Whitchurch Town Plan. It is envisaged that the release of additional land will only be acceptable towards the end of the Plan period and only where the Local Planning Authority considers there to be a quantified threat to the delivery of the overall strategy.
- 4.192 The Plan HRA indicates that residential development in Whitchurch may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment.
- 4.193 All development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. For Whitchurch this includes wastewater infrastructure capacity as whilst the allocated sites may not independently have an impact, the scale of development is such that hydraulic modelling is needed for the catchment as a whole. There are also known electricity supply issues which will require significant capital investment. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards town wide local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

## **S18.2: Community Hub and Cluster Settlements**

Community Clusters in the Whitchurch Place Plan area are identified in the schedule below, together with the agreed housing requirement and key elements of each Cluster's development strategy. The sites in the table are allocated as suitable in principle for residential development where required to meet the housing requirement, subject to the criteria in Policy MD2 and where relevant any key guidelines set out in Annex A. Allocated sites and windfall sites are subject to any guidelines contained in a community led plan, parish plan or masterplan that is adopted by Shropshire Council.

Mitigation measures will be required to remove any adverse effects from development in the Whitchurch area on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.

## Community Clusters:

### **S18.2(i): Prees and Prees Higher Heath Community Cluster**

Prees and Prees Higher Heath are a Community Cluster which will provide future housing growth of around 100 dwellings over the period to 2026. This will be delivered through the development of two allocated sites in Prees, together with development of infilling, groups of houses and conversions on suitable sites within the development boundary identified on the Policies Map for both villages. In considering applications for infilling development the preference will be for schemes to create a suitable road frontage, avoiding further back-land development, and for a maximum of three dwellings. In Prees Higher Heath the significant brownfield housing commitment on the current Grocontinental works site is not considered in the future housing growth of the Cluster, and subject to Policy MD3, should this site be undelivered any replacement housing will not be identified within the Prees Community Cluster settlements.

<b>Site</b>	<b>Development guidelines</b>	<b>Provision</b>
PRE002/011/12 Land West of Shrewsbury Street	Development subject to a suitable access off Shrewsbury Street, with any loss of existing dwellings to be compensated within the new development and suitable landscape buffering between the site and Brades Road.	30
PRE008 Land at Moreton Street	Development subject to agreed phasing to support the site's contribution to the full restoration of Prees Hall and its associated buildings to a standard which secures their beneficial re-use and respects their grade II listing. Development also subject to the creation of a new vehicular access off Moreton Street; the provision of replacement open space on identified land north of Church Street; and pedestrian enhancements around the site.	40

### **S18.2(ii): Whitchurch Rural & Ightfield and Calverhall Community Cluster**

Tilstock, Ash Magna/Parva, Prees Heath, Ightfield and Calverhall are a Community Cluster which together will provide housing growth of about 100 dwellings between 2011 and 2026, in accordance with the following approximate scales:

- Tilstock: 50 dwellings
- Ash Magna / Ash Parva: 15 dwellings
- Ightfield and Calverhall: 25 dwellings
- Prees Heath: 10 dwellings

**S18.2(ii): Whitchurch Rural & Ightfield and Calverhall Community Cluster**

This will be delivered through the development of allocated sites in Tilstock, Ash Parva and Prees Heath, together with development of infilling, groups of houses and conversions on suitable sites within the development boundaries identified on the Policies Map or on well related sites to Prees Heath. To support sustainable growth in Tilstock which respects local character and context, a phased approach will be used for the delivery of the allocated sites in accordance with the development guidelines in the schedule below.

<b>Allocated site</b>	<b>Development guidelines</b>	<b>Provision</b>
TIL001 Land at the Vicarage, Tilstock	Development subject to a vehicular access off Tilstock Lane through the current site of the Vicarage garden; the maintenance of the Vicarage; suitable amenity mitigation for residents of Church Close; and the creation of hedgerow to the southern extent of the site to act as a defensible boundary.	25
TIL002 Land at Tilstock Close, Tilstock	Development subject to a vehicular access off Tilstock Lane, with Tilstock Close to provide a pedestrian access only. Development to come forward after 2017 or following the completion of site TIL001.	13
TIL008 Land at Russell House, Tilstock	Development subject to a vehicular access off Tilstock Lane, and the re-use of the existing on-site garage for community benefit, potentially as either a village shop or business starter units, subject to locally defined needs and aspirations.	12
ASHP002 Land West of Ash Parva	Subject to vehicular access off Ash Road alongside visibility improvements; the improvement and retention of the Ash footpath; land to support additional car parking in Ash Parva; and improvements to the pond on the eastern boundary.	8
PH004 Former Cherry Tree Hotel and adjoining land, Prees Heath	Development subject to the use of the existing vehicular access off the A41.	5

## **Explanation**

- 4.194 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Table MD1.1). The schedules above set out further information in relation to hubs and clusters in the Whitchurch area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.
- 4.195 The Prees Community Cluster Development Strategy identifies two housing allocations in Prees in recognition of the existing services and facilities the village already provides. The delivery of around 40 dwellings on the Moreton Street allocation (PRE008) offers a significant opportunity to enable the restoration of the Grade II listed Prees Hall and its associated buildings; an important local heritage asset, and in recognition development on this allocated site will be expected to contribute financially to its restoration through a suitable phasing scheme to be agreed between the applicant and the Local Planning Authority.
- 4.196 The Community Cluster for Tilstock, Ash Magna/Parva, Prees Heath, Ightfield and Calverhall will provide around a further 100 dwellings up to 2026. The distribution of housing identified in Policy S18.2 (ii) recognises the role each settlement already plays within the Cluster, their existing services and facilities and opportunities to deliver sustainable development. The phasing of the housing allocations in Tilstock recognises that infrastructure improvements will be on-going throughout the plan period, and will also enable the delivery of a suitable vehicular access off Tilstock Lane for site TIL002. The delivery of allocated site ASHP002 will enhance physical linkages between Ash Parva and Ash Magna. Following the delivery of ASHP002 the strategy seeks to resist further market housing development in Ash Parva in recognition of the site's contribution to the village's overall growth aspirations, and the desire to spread growth evenly between Ash Magna and Ash Parva. The development of 25 dwellings across Ightfield and Calverhall up to 2026 includes of the recent approval of 16 dwellings at Church Farm, Calverhall.
- 4.197 Further to Policy MD8, all development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. In the case of waste water infrastructure capacity, whilst the allocated sites may not independently have an impact, the scale of development may mean that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take

account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

- 4.198 The Plan HRA indicates that residential development in the Community Clusters of Prees and Prees Higher Heath and Whitchurch Rural & Ightfield and Calverhall may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulations Assessment.

### **S18.3: Area-wide Policies and Other Allocations**

#### **S18.3: Area-wide Policies**

1. In the wider Whitchurch area, developments that contribute to the area's economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Five hectares of employment development is expected to take place on small-scale windfall sites across the Whitchurch area over the period to 2026 and will be positively considered in relation to employment Policy MD4 and the relevant policies for Whitchurch (CS3 & CS11), hubs and cluster settlements (CS4 & CS12) or the rural area (CS5, MD6 & MD7b) as appropriate.



## Appendix 1:

### Replacement of remaining 'saved' Local and Structure Plan policies

*Bridgnorth District Local Plan (1996 – 2011):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
S1	Development Boundaries	MD1
S2	Areas of Minimum Change	MD1 / MD3
S3	Green Belt	MD6
S4	Safeguarded Land	MD6
D6	Access and Car Parking	MD2
D10	Art and Development	MD2
D11	Renewable energy	MD2 / MD8
D14	Telecommunications	MD8
D16	Directional Signs	Not replaced
RD6	Location of Caravan, Camping and Chalet Sites	MD7a+b / MD11
RD7	Size of Caravan Sites	MD7a+b/ MD11
RD8	Development of existing Chalet Sites	MD6 / MD7a+b/ MD11
RD9	Caravans and Mobile Homes	MD7a+b/ MD11
H3	Residential Development in Main Settlements	MD1 / MD3
H4	Residential Development in Smaller Settlements	MD1 / MD3
H7	Housing Density	MD2
H14	Temporary Accommodation for Agricultural Workers	MD7a
H15	Agricultural Occupancy Conditions	MD7a
CN5	Use of Outline Planning Applications	Not replaced
ALB1	Housing Site east of Shaw Lane	MD3
ALB2	Shopping Centre	MD3 / MD10
ALV1	Industrial Estate	MD4 / MD9
BRID2	Industrial Site off Stourbridge Road	MD4 / MD9
BRID3	Industrial Site of Faraday Drive	MD3 / MD4/ MD9
BRID4	Industrial Site at Stanmore Industrial Estate	MD3 / MD4/ MD9
BRID6	Station Lane/Hollybush Road	MD3
BRID7	Primary Shopping Frontage	MD3 / MD10
BRID8	Low Town Shopping Site	MD3 / MD10
BRID10	Development of the High Street	MD3 / MD10
BRID13	Development of Majestic Cinema Site	MD3
BRID14	College Site, Stourbridge Road	MD3
BRID20	Severn Street Car Parking	MD3
BRO1	Housing Site West of Dark Lane	MD3
DIT1	Allocated Industrial Site	MD3 / MD4/ MD9
HIG1	Housing Site adjoining Rhea Hall	MD3

*Shropshire Council Site Allocations and Management of Development (SAMDev) Plan  
Pre-Adoption Version (Incorporating Inspector's Modifications)  
Full Council 17<sup>th</sup> December 2015*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
HIG2	Housing Site adjoining The Cedars	MD3
HIG4	Industrial Site East of Netherton Workshop	MD3/ MD4/ MD9
WEN1	Industrial Site off Stretton Road	MD3
SHIF1	Housing Site East of 464	MD3
SHIF3	Aston Street Public Car Park Extension	MD3

*North Shropshire Local Plan (2000-2011):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
D6	Control and Design of Extensions	MD2
D7	Parking Standards	MD2
D11	Advertisements	MD2
C6	Security Shutters within Conservation Areas and on Listed Buildings	MD2
H1	District Housing Target	MD1 / MD3
H3	Allocated Housing Sites in Towns	MD1 / MD3
H4	Allocated Housing Sites in Rural Areas	MD1 / MD3
H5	Infilling, Groups of Houses and Conversions in Market Towns and Main Service Villages	MD1 / MD3
H6	Other Limited New Housing and Conversions in Local Service Villages and Other Villages with Development Boundaries	MD1 / MD3
E2	Allocated Industrial Areas	MD3 / MD4 / MD9
E3	New Allocated Employment Sites	MD3/ MD4 / MD9
E5	New Buildings for Employment Purposes in the Villages	MD4 / MD7b
T9	Touring Caravan and Camp Sites	MD7b / MD11
T10	Static Caravan Sites, Holiday Chalets and Holiday Village Developments	MD7a+b / MD11
F4	Children's Play space Standards	MD2

*Oswestry Borough Local Plan (1996-2006):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
H5	Larger Settlements	MD1 / MD3
H6	Smaller Settlements	MD1 / MD3
H7	Infill Villages	MD1 / MD3
H8	Sites with Outstanding Planning Permission (Rural Area)	MD3
H10	Sites Allocated for Housing Development (Rural Area)	MD3
H17	Conversion of Buildings to Dwellings (Within	MD2

*Shropshire Council Site Allocations and Management of Development (SAMDev) Plan  
Pre-Adoption Version (Incorporating Inspector's Modifications)  
Full Council 17<sup>th</sup> December 2015*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
	Settlements)	
H18	Subdivision of Dwellings	MD2
H23	Extensions to Dwellings	MD2
H25	Non-Permanent Accommodation	Not replaced
H30	Temporary Caravans & Mobile Homes Associated with Dwellings	Not replaced
TR4	Off-Street Parking	MD2
LE1	Maesbury Road Industrial Estate	MD3 / MD9
LE2	Land at Weston Farm, Oswestry	MD3
LE3	Land at Mile Oak Industrial Estate	MD3/ MD9
LE5	Land at Llanymynech	MD3
LE6	Land at Ifton Industrial Estate, St. Martins	MD3/ MD9
LE8	Land at Bank Top, St Martins	MD3/ MD9
LE13	Rednal Industrial Estate	MD3/ MD9
LE14	Kinnerley	MD9
LE15	New Road Haulage Depots	Not replaced
LE16	Extensions to Existing Road Haulage Depots	Not replaced
TM4	Sites for Touring Caravans	MD7b / MD11
TM5	Chalets and Static Caravans	MD7a+b/ MD11
TM7	Queens Head	MD3 / MD7a+b/ MD11
TM8	Canal-side Development	MD3 / MD7a+b/ MD11
SP1	New Shopping Development	MD2 / MD10
SP4	Changes of Use	MD10
RG1	Larger Sites for Regeneration	MD3
OS4	New Playing Field Provision, Oswestry town	MD3
OS7	New Playing Fields: St Martins & Ruyton XI Towns	MD3
OS8	By-pass Amenity Zone	MD3
OS10	Sport and Noise	Not replaced
OS11	Air Activities	Not replaced
NE16	Telecommunications Developments	MD2 / MD8
HE6	Building and Fire Regulations	Not replaced
RG4	Derelict Land	MD3
CD3	Community Facilities, Maesbury Marsh	MD3
CD9	Art and Development Proposals	MD2

*Shrewsbury and Atcham Local Plan (2001):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
GP5	Residential Extensions of Two or More Storeys	MD2
HS1	Allocated Housing Sites	MD1 / MD3

*Shropshire Council Site Allocations and Management of Development (SAMDev) Plan  
Pre-Adoption Version (Incorporating Inspector's Modifications)  
Full Council 17<sup>th</sup> December 2015*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
HS3	Housing in Villages with Development Boundaries	MD1 / MD3
EM1	Allocated Employment Sites	MD1 / MD3 / MD9
EM3	Employment Development in the Rural Area	MD3 / MD7b / MD9
EM8	Nesscliffe Training Camp	MD3 / MD7a+b
S2	Primary/Secondary Shopping Streets	MD10
S3	Change of Use of Shops Outside of Town Centre	MD10
S9	Garden Centres	MD10
TLR12	Holiday Camping and Touring Caravan Sites	MD7b/ MD11
TLR13	Holiday Caravan Parks and Chalets	MD7a+b/ MD11
T4	Pedestrian Priority Areas	Not Replaced
T9	Disused Rail Corridors	CS16 / CS17
T13	Parking within the River Loop	MD2
T14	Parking Standards outside the River Loop	MD2
INF17	Telecommunications	MD2 / MD8

*South Shropshire Local Plan (2004 – 2011):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
SDS3	Settlement Strategy	MD1 / MD3
E8	Telecommunications	MD2 / MD8
AC4	Rail Access	Not replaced
S1	Housing Development	MD1 / MD3
S2	Industrial and Business Development	MD1 / MD3 / MD9
S5	The Grove	MD3 / MD9
S7	Foldgate Lane	MD3
S9	Relocation of Abattoir	MD3
S15	Riverside Walk Ludlow	MD3
S21	Redevelopment of land at Galdeford Ludlow	MD3

*Joint Structure Plan (1996 – 2011):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
P16	Air Quality	CS6
P33	Safeguarding Rail Infrastructure	MD8 / MD16
P36	The Trans-European Network (TEN)	Not replaced
P41	Air Transport	Not replaced
P67	Environmental Considerations	MD12 / MD13

*Shropshire Council Site Allocations and Management of Development (SAMDev) Plan  
Pre-Adoption Version (Incorporating Inspector's Modifications)  
Full Council 17<sup>th</sup> December 2015*

*Joint Minerals Local Plan (1996 – 2006):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
M2	The Need for Minerals	MD17
M4	Operational Considerations	MD17
M6	Protecting Archaeological Remains	MD13
M10	Ancillary Development	MD17
M18	Limestone Quarrying on Wenlock Edge	MD17
M20	Building Stone	MD17
M21	Coal and Fire Clay Working	MD17
M22	Brick Clay Working	MD17
M27	Reclamation and After-use	MD17
M29	Safeguarding Mineral	MD16
M30	Comprehensive Working of Mineral Resources	MD17

*Waste Local Plan (2002 – 2014):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
3	Waste Generation by New Development	CS6
6	Preferred Sites for Waste Transfer and Recovery Facilities	MD4 / MD9
7	Preferred Sites for the Beneficial Re-Use of Construction and Demolition Waste	MD4 / MD9
8	Alternative Sites	MD4 / MD9
11	Household Waste Recycling Facilities	MD14
12	Materials Recovery and Transfer Facilities	MD14
13	Construction and Demolition Waste Recycling	MD14
14	Enclosed Composting Facilities	MD14
15	Open Air Composting Facilities	MD14
16	Bio-gas and anaerobic digestion facilities	MD14
17	Energy Recovery Facilities	MD14
18	Landspreading	MD14
19	Hazardous & Clinical Waste Facilities	MD14
20	Waste Water Treatment	MD8 / MD14
21	Landfill Mining	Not replaced
22	Beneficial Re-Use of Construction and Demolition Waste	MD15
23	Non-Hazardous Landfill and Landraising	MD15
24	Phasing of Landfill and Landraising Sites	MD15
25	Development Control Considerations	MD14
26	Planning Obligations	MD14
27	Transport Assessment	MD14
28	Reclamation	MD15

Pre-Adoption



## Committee and date

Council

17 December 2015

10.00 a.m.

## Item No

**14**

Public

## **COMMUNITY GOVERNANCE REVIEWS**

**Responsible Officer** Claire Porter

Email: [claire.porter@shropshire.gov.uk](mailto:claire.porter@shropshire.gov.uk)

Telephone: (01743) 252763

---

### **1.0 Summary**

- 1.1 This report seeks members' consent to a Community Governance Review in respect of the Parishes of Bridgnorth and Tasley.
- 1.2 A Community Governance Working Party was authorised, by Cabinet on the 13<sup>th</sup> of April 2011, to carry out future Community Governance Reviews.

### **2.0 Recommendations**

- 2.1 It is recommended that, following completion of the current ongoing Community Governance Reviews and after the Local Government Elections due to be held in May 2017, the Community Governance Working Party, in accordance with S79 of the Local Government and Public Involvement in Health Act 2007 ("the 2007 Act), undertakes a review of the electoral arrangements and makes recommendations in respect of the Parishes of Bridgnorth and Tasley.

### **3. Risk Assessment and Opportunities Appraisal**

- 3.1 The recommendations in this report have no impact on the safeguarding arrangements for children and vulnerable adults. Shropshire Council is required to keep the electoral arrangements of Parishes in its area under review. The recommendations in this report do not have an adverse impact on human rights or equalities. When conducting a review, the Council is required to have regard to the identities and interests of the community in the area and is required to consult with local government electors in the area under review and any other person or body which, in the opinion of the Council, might have an interest in the review.

### **4. Financial Implications**

- 4.1 The cost of carrying out the review will be borne by Shropshire Council and will be limited to officer time and any costs associated with the consultation and any publication required. There is no power to reclaim these costs from the Town/Parish Councils.

## 5.0 The Parishes of Bridgnorth and Tasley

- 5.1 A request has, on 7<sup>th</sup> October 2015, been received from Bridgnorth Town Council (copy attached as appendix A) to review the Boundaries between the Parishes of Bridgnorth and Tasley with a view to merging the two parishes as a consequence of recent and future proposed developments.
- 5.2 Tasley Parish Council has indicated that they have not had any formal discussions with Bridgnorth Town Council on this matter and that the desire for a review and the arguments in favour of it submitted by the Town Council, do not necessarily reflect the views of Tasley Parish Council (a copy of the Tasley Parish Council response is attached at appendix B).
- 5.3 Members will recall that at the meeting which was held on 24<sup>th</sup> September 2015 it was agreed that reviews would commence in a number of Parishes with a view to these concluding towards the end of 2016. These have now commenced.
- 5.4 Whilst it is recognised that a review will need to be carried out, having regard to the contentious nature of the proposals and the scale of review which will be required, Officers and members of the Community Governance Working Party are of the view that there is not enough time prior to the elections due to be held in 2017 to satisfactorily complete a comprehensive and thorough Community Governance Review.
- 5.3 S79 of the 2007 Act provides authority for Shropshire Council to consider and, if appropriate, to make an order confirming such changes to the electoral arrangements of Parish Councils.
- 5.4 Councillor Winwood, one of the Shropshire Councillors for the divisions in which the Parishes are situated, supports the recommendation to commence the Community Governance Review after the elections due to take place in May 2017.
- 5.5 Councillors Hurst-Knight, Lea and Parr, the other Shropshire Councillors for the divisions in which the Parishes are situated have not commented on the recommendations.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

Attached.

**Cabinet Member**

Malcolm Pate.

**Local Member**

John Hurst-Knight, Christian Lea, William Parr and Les Winwood.

**Appendices**

Appendix A – Bridgnorth Town Council Letter.

Appendix B – Tasley Parish Council Response.



3249. → Jo  
Marche.



APPENDIX A



## BRIDGNORTH TOWN COUNCIL

6<sup>th</sup> October 2015

Mr Clive Wright  
Chief Executive  
Chief Executive's Office  
Shropshire Council.  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND

Dear Clive,

### Re: Community Governance Review

At the meeting of Bridgnorth Town Council held on Monday 5<sup>th</sup> October 2015 the Council

**RESOLVED:** that in light of recent and anticipated future developments, Bridgnorth Town Council submits to Shropshire Council a request that it conducts a Community Governance Review and examines whether the Parishes of Bridgnorth and Tasley should be merged in time for implementation at the local elections in May 2017.

We also enclose a copy of the report circulated to Councillors for the agenda item on Boundaries on the 5<sup>th</sup> October 2015.

We look forward to hearing from you and are very willing to meet with you to discuss this request for a Community Governance Review further.

Yours sincerely,

Anne Wilson  
BAHons AIH MIPM  
Town Clerk

Encl: Copy of report circulated to Bridgnorth Town Councillors

cc. Cllr. Keith Barrow Leader Shropshire Council  
Cllr. J. Hurst-Knight  
Cllr. C. Lea  
Cllr. W Parr  
Cllr L. Winwood  
Tasley Parish Council

College House, St Leonard's Close, Bridgnorth, Shropshire WV16 4EJ

Telephone: (01746) 762231

Email: [townclerk@bridgnorthtowncouncil.gov.uk](mailto:townclerk@bridgnorthtowncouncil.gov.uk) Website: [www.bridgnorthtowncouncil.gov.uk](http://www.bridgnorthtowncouncil.gov.uk)

Town Clerk: Anne Wilson, BAHons AIH MIPM

## **Bridgnorth Town Boundaries – Community Governance Review**

Bridgnorth Town Council established a working party to consider the appropriateness of the Town's Boundaries in February 2015. This was prompted by the emerging SAMDev (Site Allocations and Management of Development) plan, which was submitted for examination by the planning inspectorate on 1<sup>st</sup> August 2014. The SAMDev plan sets out land which will be allocated for development in Shropshire, broadly up to 2026; it also defines the role of the various types of settlement in Shropshire, and their proposed development boundaries. The examination is continuing, and SAMDev is likely to be adopted in Autumn 2015/ early 2016. Within SAMDev, it is proposed that future development in Shropshire is focussed on Shrewsbury, the Market Towns, and Key Centres. Smaller settlements (designated Community Hubs and Clusters) will see much more limited development. Bridgnorth is defined as a Market Town and is to be a focus for development.

The working party considered whether the proposals contained in SAMDev indicated a need to reconsider the boundaries between the Town of Bridgnorth and surrounding parishes, and concluding that this merits consideration in the case of Tasley parish.

The parish of Tasley adjoins and lies to the north west of Bridgnorth. Until the 1970s the only significant settlement in that parish were the few houses along two roads, Church Lane and Wenlock Road, and both of these roads are connected directly to the boundary of Bridgnorth. There is no clearly identifiable centre to the village or hamlet of Tasley, but it is said to lie 1.5 miles from the centre of Bridgnorth.

From 1974, the Borough of Bridgnorth ceased to exist, and the Town Council was no longer responsible for planning matters in the town. All planning decisions were then made by Bridgnorth District Council, and after the latter's demise in March, 2010, all planning decisions have been made by the Unitary Authority, Shropshire Council.

From the 1950s onwards, a significant number of new houses have been built within the town of Bridgnorth, mainly on housing estates. Much of this development has been on land beyond Innage Lane and Victoria Road, to the north and west of the town, finally reaching the town boundary when houses on Hook farm Road were built.

In the late 1980s, there was further development in this area, when the estate of Tasley Park was built off Hook Farm Road. However, the land on which Tasley Park was built lay in the parish of Tasley, though there was no known clearly defined natural feature to delineate the boundary; it was just the next field. There was no actual connection of Tasley Park housing estate with any other part of Tasley; the only way to enter or leave Tasley Park was and still is via Hook Farm Road and other roads in Bridgnorth.

In 2006 Bridgnorth District Council adopted The Bridgnorth District Local Plan 1996 -2011. The biggest area allocated for housing – Policy BRID 1 – was a site of 10 hectares between Wenlock Road and the A458 for an estimated 300 houses. Even though this area lies exclusively within the parish of Tasley, all reference to this area in this extensive document is to Bridgnorth, and there is no mention of Tasley. The houses have now been built, and the estate is referred to as Wenlock Rise.

## Response of Tasley Parish Council to the Request from Bridgnorth Town Council for a Community Governance Review

Bridgnorth Town Council has requested Shropshire Council to conduct a Community Governance Review with a view to Bridgnorth Town Council and Tasley Parish Council being merged in to one council. This request is not supported by Tasley Parish Council.

When Tasley Parish Council was created in 1979, Bridgnorth Town Council suggested that the parish be included in Bridgnorth. Tasley Parish Council replied that the people of Tasley had voted for their own local council with a turnout of over 50% and they declined the request by the Town Council. This demonstrates that the Town Council, even at a time when Tasley was a much smaller community, have always resented the existence of the Parish Council.

It also demonstrates that Tasley has a strong community identity which still persists today. In 1990 the new dwellings at Tasley Park were occupied and residents feel that they have been successfully integrated in to the Tasley village community.

Many of the residents of the new estate at Wenlock Rise refer to themselves as living in Tasley and in fact the estate is simply called "Tasley" locally. The parish has an active community life of its own, centered around the Church and the Village Hall, which frequently hosts well attended "Flicks in the Sticks" and other functions.

There was a community governance review carried out in 2011, in response to the creation of the new housing development at Wenlock Rise which resulted in 2 extra council seats being created for Tasley Parish Council. These seats were filled at the 2013 elections and the Council has a full complement of 7 councillors.

The Council has a good record of working with and on behalf of the local community. The Council were recently thanked by residents opposed to the creation of a large solar farm in a visually prominent location. The Council worked with residents to formulate comments objecting to the scheme which formed the basis of the reasons for which Shropshire Council refused the application and which have recently been upheld on appeal.

The Council also worked well with the community on formulating responses to SAMDEV and members of the Parish Council were applauded at a public meeting where the proposals were discussed.

The Parish Council have also shown that they can effectively work together with the Town Council and with other councils and other agencies on matters of common interest, without the two Councils having to be combined.

This was again the case when SAMDEV was being considered. The Town Council met with Tasley and with Astley Abbots Parish Council and all three councils agreed on a common view on the number of new dwellings they would like to see proposed for the Bridgnorth area and on other matters in the Plan.

Both Tasley and the Town Council were involved in the creation of a new footpath to join the Clee View Road estate in Bridgnorth with the Tasley Amenity Land. Tasley Parish Council secured a grant to cover the cost of the materials and BTC workforce constructed the path, which has proved a great benefit to residents in both communities.

Tasley Parish Council play a very active role in the Bridgnorth West and Tasley Partnership, where representatives of the Parish Council, Bridgnorth Town Council and Shropshire Council work together with the various providers of social housing in the area and with the Police. This partnership has achieved much in resolving the issues presented by all the new social housing at Wenlock Rise and

on the established estates in the West of Bridgnorth Town. One of their most significant achievements was the adoption of a good neighbour agreement which all housing providers sign and require their tenants to sign and adhere to.

All of the above shows that convenient and effective local governance exists in Tasley and will continue to do so. There is no evidence at all to suggest that a merger between the Town Council and the Parish Council would lead to any improvement in this respect.

As far as the new development proposed for Tasley in SAMDEV, is concerned, surely if a further review of Tasley is to be carried out it should be delayed until the new properties are built and occupied so that the substantial number of new residents and businesses can have a say on how and by whom the area is governed.

The point made by the Town Council regarding the people of Tasley using services they provide but not paying towards them applies to other parishes surrounding the town and to residents of the West Midlands who frequently visit the town. Like the residents of Tasley, they contribute towards the economy of the town by spending their money there and so do have a positive benefit.

The Town Council charge for services such as the Castle Hall and the cemetery and so having more people in Tasley would result in higher revenue for the Town Council if they use these services. Indeed, in the case of the cemetery, residents of Tasley and other parishes have to pay more than the residents of the Town. Other services, like the upkeep of historic buildings such as the Market Hall and the upkeep of open spaces, bus shelters and streetlights would not cost significantly more if a greater number of people were to use them.

It is also the case that people of Bridgnorth use some services in Tasley, such as the Village Hall. Although the Hall is run by an independent management committee, the building was upgraded in recent years with the help of a substantial donation from Tasley Parish Council. Organizations such as the Bridgnorth Community Choir choose to use the Hall, which provides a valuable facility to both communities.

As mentioned previously, many residents of the Town also use the amenity land at Tasley which is maintained by the Parish Council.

Tasley Parish Council do not see any need for a governance review in Tasley for the foreseeable future. They regard the request for a review put forward by the Town Council as what in business terms would be called a hostile takeover bid, motivated by that Council for one reason only - to boost their revenues from the existing and proposed new development in Tasley.

The Town Council have given no indication as to how this extra revenue would be spent to the benefit of the people of Tasley. The Parish Council fear that it would be used to fund the proposed visitor centre at Severn park or for other purposes in the town which would have little impact on Tasley.

The request for a community governance review is unnecessary, unwelcome and ill founded. It will simply distract Shropshire Council and the two local councils from concentrating on the really important challenges which face all of local government in the coming months and years.

Bill Griffiths [tasleyclerk@gmail.com](mailto:tasleyclerk@gmail.com)

Clerk to Tasley Parish Council

## **Shropshire and Wrekin Fire and Rescue Authority Chair's Report of the Meeting held on 7 October 2015**

### **Meeting Schedule 2015 and 2016**

The Fire Authority has revised its Meeting Schedule for October to December 2015, and agreed its Meeting Schedule for 2016. Copies of both schedules have been sent to Shropshire and Telford & Wrekin Councils.

### **Fire Authority Pension Board**

Under The Public Service Pensions Act 2013, the Fire Authority (in line with other local authorities) is required to establish 'a properly constituted, trained and competent pension board, with member nominees, responsible for meeting good standards of governance, including effective and efficient administration' (Hutton Review recommendation 17).

The Fire Authority's Pension Board was established by the required date of 1 April 2015 and is made up of the Fire Authority's Treasurer and Deputy Chief Fire Officer (employer representatives), one member of the Fire Brigades Union and one member of the Retained Firefighters Union (employee representatives).

The Fire Authority has agreed the terms of reference for the Board, including the process for appointment of its Chair, namely that the Board itself should appoint its Chair. In addition, an officer of the Service has been designated to take responsibility for developing and implementing a knowledge and understanding framework to ensure that each Board member is able to fulfil their role effectively.

### **Annual Review 2014/15**

The Fire Authority has agreed its Annual Review 2014/15, which is accessible via the Shropshire Fire and Rescue Service website.

A National Framework for the Fire and Rescue Service has been in existence since 2004 and has been regularly revised. During 2012 the Coalition Government published a new Fire and Rescue National Framework, which placed particular requirements on the fire and rescue authorities regarding the development and publication of an Annual Review.

As fire and rescue authorities are ultimately accountable to their local communities, the Framework states that they need to be transparent about decisions and actions taken, and engage with communities, so local people can scrutinise and influence service delivery. They should also ensure that local communities can access information to compare the performance of their authority with that of others.

The Annual Review is the means by which the Authority is required to communicate such information clearly. It looks back at the last financial year and explains the Fire Authority's objectives, performance, risks and initiatives, along with its plans for the future. It also acts as a signposting document to other information, which may be of interest to the audience.

## **Code of Corporate Governance 2015/16**

Shropshire and Wrekin Fire and Rescue Authority is committed to the principles of effective corporate governance and has, therefore, adopted a Code of Corporate Governance, which follows the guidance on corporate governance issued by the Chartered Institute of Public Finance and Accountancy (CIPFA) and the Society of Local Authority Chief Executives and Senior Managers (SOLACE), entitled:

"Delivering Good Governance in Local Government – Framework"

The Fire Authority has conducted its annual review the Code of Corporate Governance and agreed the recommendations of its Audit and Performance Management Committee regarding changes required to ensure that the Code is accurate and up-to-date.

In addition, Internal Audit has completed its independent, annual audit of the Code of Corporate Governance 2015/16 and has given the assurance opinion of "**Good** - There is a sound system of control in place which is designed to address relevant risks, with controls being consistently applied." This is the highest level of assurance. No recommendations emanated from the audit and no exceptions were identified.

## **Review of Whistleblowing Policy**

The Fire Authority has in place a Whistleblowing Policy, which enables workers to raise concerns about unlawful conduct, financial malpractice (including fraud, bribery and corruption), failure to comply with any legal duty, danger to health and safety, damage to the environment and other unethical conduct. It is considered best practice for policies, such as this, to be reviewed annually.

Having carried out a review of the Policy, the Fire Authority has agreed minor changes to bring it up-to-date.

## **Review of Standing Orders and Scheme of Delegation to Officers**

The Fire Authority has reviewed and amended its Standing Orders for the Regulation of Proceedings and Business, Standing Orders relating to Contracts and its Scheme of Delegation to Officers.

## **Review of Financial Regulations**

Following a major review carried out by officers, the Fire Authority has replaced its former Financial Regulations with a much more comprehensive document, based on the model developed by the Chartered Institute of Public Finance and Accountancy (CIPFA). This provides the Authority with a sound, governance document and a single source of reference for all staff, clearly outlining their responsibilities in this area.

In order to provide practical guidance on how the Regulations should be interpreted and applied, officers have compiled detailed procedure notes, which will ensure a consistent application of practices and controls on a day-to-day basis.

Any subsequent amendments proposed to the Regulations will be brought to the Fire Authority, as need arises. The Treasurer will be responsible for ensuring that the associated procedure notes are subject to regular review and amendment, where necessary, to reflect current practices.

## **Integrated Risk Management Planning Projects**

Officers have provided the Fire Authority with an update on the following Integrated Risk Management Planning (IRMP) projects:

### **IRMP 1 - Staffing Model Review**

To undertake a review of the current staffing model, to identify options capable of improving service delivery and increasing efficiency by approximately £400k by 2020. Any resulting model should match resources to risk and make use of the operational workforce as a whole;

### **IRMP 2 - Fire Control Review**

To undertake a review to identify options capable of improving service delivery and the cost effectiveness of the Fire Control function by approximately £300k per annum by 2020; and

### **IRMP 3 - Review of Telford Central Site Requirements**

To undertake a review, including fire station, training facilities and multi-agency opportunities to include tactical and strategic incident command

Following completion of the reviews, which will include extensive staff consultation, it is intended that a report will be brought to the Fire Authority in April 2016 to decide upon the optimum option in each case.

## **Enabling Closer Working between the Emergency Services Consultation**

On 11 September the Home Office issued a consultation document on proposals to increase joint working between emergency services. The Government believes that greater joint working can strengthen the emergency services and deliver significant savings and benefit for the public.

The intention is that, where a local case is made for the Police and Crime Commissioner (PCC) to take responsibility for the fire service in the interests of economy, efficiency, effectiveness and public Safety, the Government will remove the barriers to prevent that choice being made. The change must be agreed by the local people and will involve a change in legislation.

The consultation proposes a number of changes to the governance and approach of the emergency services. The main proposals are as follows:

- Introducing a high level duty to collaborate on the three emergency services to improve efficiency and effectiveness;
- Enabling Police and Crime Commissioners to take over governance of their local fire and rescue authority, where a local case is made;
- Where a Police and Crime Commissioner takes on the responsibilities of a fire and rescue authority, enabling him or her to create a single employer for police and fire staff, facilitating the sharing of back-office functions and streamlining management;
- Enabling Police and Crime Commissioners to be represented on fire and rescue authorities, in areas where such authorities remain in place;
- Bringing fire and rescue services in London under the direct responsibility of the Mayor of London by abolishing the London Fire and Emergency Planning Authority; and
- Encouraging local ambulance foundation trusts to consider their engagement with their local Police Crime and Commissioners and whether to have Police and Crime Commissioner representation on their council of governors.

The Fire Authority has responded to the consultation, which closed on 23 October 2015.

## **Details of Lives Saved and those Protected from Harm**

At each of its meetings the Fire Authority receives a paper, which highlights the number of people, who have been protected from harm or rescued by operational crews during the previous and current years. The paper also attempts to provide an economic value for this rescue work, based on a formula used by the official NHS Advisor.



At this meeting officers reported that from April to September 2015 the economic value put on the work carried out by Shropshire Fire and Rescue Service is £24,337,500.

## **Shropshire Fire Risk Management Services Ltd Board of Directors**

The Fire Authority has reaffirmed the existing membership of the Board of Directors of its trading arm, Shropshire Fire Risk Management Services Ltd., and has appointed the Deputy Chief Fire Officer to sit as a Director on the Board.



Stuart West  
Chair  
Shropshire and Wrekin Fire and Rescue Authority  
October 2015

## **Background Papers**

Agenda and Papers for the meeting of Shropshire and Wrekin Fire and Rescue Authority held on 7 October 2015

**The agendas and reports (with the exception of exempt or confidential items) for all Fire Authority meetings and those of its Committees appear on the Brigade's website:**

<http://www.shropshirefire.gov.uk>

To access reports go to the Fire Service's website and follow the steps below.

- Click on the 'Managing the Service' icon at the bottom of page
- Click on the 'Fire Authority' icon
- Click on 'Meetings' in the list on the right hand side of the screen
- Click on '7 October 2015' and the various reports and appendices will be listed

If you have any difficulty with the website, please contact Lynn Ince, Executive Support Officer, on 01743 260225.

**This page is intentionally left blank**

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

**This page is intentionally left blank**