

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>Amend paragraph 1.11 and include additional paragraph to read:</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 are identified, 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>

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			<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 full or partial review of the SAMDev Local Plan, to be 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>Remove Community Cluster in Market Drayton Area:</p> <ul style="list-style-type: none"> • Tyrley, Woodseaves (Sutton Lane), and Woodseaves (Sydnall Lane)
MM7	18	Policy MD2	<p>Amend MD2 (1):</p> <p>“Further to Policy CS6, for a development proposal to be considered acceptable it is required to:</p> <p>Achieve local aspirations for design<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>Amend the last sentence of paragraph 4.7 for consistency:</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 design, wherever possible;”</p>
MM8	18	Policy MD2	<p>Amend MD2.2 (iii) to:</p> <p>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 heritage assets, their significance and setting, in accordance with MD13.</p>
MM9	19	Policy MD2	<p>Amend MD2 (4):</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 Water Management SPD<u>Local Flood Risk Management Strategy</u>.</p>
MM10	19	Policy MD2	<p>Amend MD2 (5ii) and insert new criteria to read:</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>

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			impacts has been identified, particular consideration will be given to the need for semi-natural open space, using <u>30sqm per person as a starting point.</u>
MM11	20	Policy MD2, paragraph 4.10	<p>Amend paragraph 4.10: 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></p>
MM12	21	Policy MD2, paragraph 4.13	<p>Amend paragraph 4.13 to read: “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 developments, the number of future occupiers is based on estimated number of employees <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></p>
MM13	21	Policy MD2, paragraph 4.13	<p>Insert new paragraph 4.13a <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></p>

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			sets out those measures necessary to mitigate the effect of <u>increased recreational pressure</u> . These may include an <u>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</u> . Additional <u>mitigation measures may include developer contributions in line with Policy MD12</u> ;
MM14	23-25	MD3	<p>Amend policy to read: MD3 - Managing Delivery 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. for allocated sites, reflects any development guidelines set out in the relevant settlement policy; 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. Renewing permission: 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. 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. Evidence of community support; and 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 <u>3 2</u> above.</p>
MM15	24	MD3 Paragraph 4.16 – 4.17	<p>Insert new paragraph and amend text to read: “4.16 Delivery of the Shropshire-wide housing target for around 27,500 new homes over 2006-2026 is essential to the</p>

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			<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 partial 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>Delete paragraph:</p> <p>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.</p>
MM17	24-25	MD3 Paragraph 4.20	<p>Insert paragraph before 4.20 and amend paragraph 4.20 to read:</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>

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			the plan period then a positive approach will be taken to development on sites that may lie outside the development plan boundary <u>settlement development boundaries</u> but are otherwise in accordance with the relevant settlement policy. In addition, a partial -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	Delete paragraph 4.22: 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	Insert new text to introduction to MD4 to read: “ <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: “ Further to Policies CS14 and CS19, As 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)	Amend MD4(1ii) to read: “are other suitable, small-scale 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	Amend paragraph 4.33 to read: “Other forms of development also include ‘employment generating’ uses. To be acceptable for development on portfolio sites, these other uses <u>preferably</u> should only 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	Delete MD5(2i) to read: “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. the need for minerals development to maintain an adequate and steady supply of sand and gravel consistent with the established production guideline; ”
MM24	30	MD5 (3ii)	Amend MD5(3ii) to read: “the proposal would not prejudice the development of the

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			allocated sites; and <u>or</u> ,”																
MM25	31	MD5 Schedule MD5a	Amend MD5a, point 1 to read: “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	Amend Schedule MD5a(2): “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	Insert a new criterion 4 to the Morville Extension in Schedule MD5b in relation to read: “ <u>a site restoration scheme which will be designed to deliver significant wildlife benefits.</u> ”																
MM28	33	Policy MD5 Paragraph 4.37	Amend paragraph 4.37 to read: “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	Amend paragraph 4.41 to read: 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	Amend Table 5.2 to read: <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>4.36</td> <td>-</td> <td></td> </tr> <tr> <td>Unworked Site commitments</td> <td>4.60</td> <td>-</td> <td></td> </tr> <tr> <td>Total</td> <td>8.96</td> <td>11.48</td> <td>2.52</td> </tr> </tbody> </table>		Estimated Reserve*	Production Requirement	Shortfall	Operational Sites 2012-2026	4.36	-		Unworked Site commitments	4.60	-		Total	8.96	11.48	2.52
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MM31	35	Policy MD5 Paragraph 4.43	Add new final sentence to paragraph 4.43: “ <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> ”																

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			by the same road access;”														
MM32	35-36	MD5 Explanatory text Paragraph 4.44	<p>Delete paragraph 4.44 and insert new paragraph 4.44: 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.</p> <p><u>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.’</u></p>														
MM33	35	Policy MD5 Table 5.3	<p>Amend Table 5.3 to read:</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 & Committed Sites</td> <td>8.96</td> </tr> <tr> <td>Preferred Allocations</td> <td>4.40 4.10</td> </tr> <tr> <td>Windfall allowance</td> <td>1.0</td> </tr> <tr> <td>Total Production Potential</td> <td>14.36 14.06</td> </tr> <tr> <td>Production Surplus</td> <td>2.88 2.58</td> </tr> </tbody> </table>		Production Potential 2012 – 2026	Production Requirement	11.48	Existing Reserves at Operational & Committed Sites	8.96	Preferred Allocations	4.40 4.10	Windfall allowance	1.0	Total Production Potential	14.36 14.06	Production Surplus	2.88 2.58
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MM34	37	MD6 (1)	<p>Amend Policy MD6 paragraph 1 to read: “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>														

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			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)	Amend Part 1. ii of Policy MD6 to read: “ii. Development, including changes of use , 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	Amend paragraph to read: “A detailed review of the Green Belt boundary will be undertaken during the next plan period <u>in the Local Plan review</u> , as part of looking at sustainable growth options...”
MM40	40	MD7a (1)	Amend Policy MD7a (1) to read: “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, and , In the case of market residential conversions, <u>requiring planning permission</u> , a scheme provides an appropriate mechanism for the sensitive re-use and retention of buildings which are heritage assets <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)	Amend Policy MD7a (2a) to read: “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 enterprise business ; and,”
MM42	40	MD7a (2b)	Amend 1st line of Policy MD7a (2b) to read: “b. in the case of a primary dwelling to serve an enterprise a business <u>without existing permanent residential accommodation, relevant financial and functional tests...</u> ”
MM43	40	MD7a (2c)	Amend 1st line of Policy MD7a (2c) to read: “c. in the case of an additional dwelling to provide further accommodation for a worker who is required to be present at the business enterprise <u>for the majority of the time, a functional need is demonstrated and ...</u> ”

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MM44	40	MD7a	Amend the 1st sentence of the paragraph below Policy MD7a (2c) to read: “Such dwellings will be subject to occupancy conditions. Any existing dwellings associated with the rural enterprise business may also be subject to occupancy restrictions, where appropriate. For primary”
MM45	41	MD7a Paragraph 4.55	Amend explanatory text paragraph 4.55 to read : “ <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, proposals-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. 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.” ”
MM46	42	MD7a Paragraph 4.56	Amend by adding additional explanatory text at end of paragraph 4.56 to read : “...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	Amend explanatory text paragraph 4.57 to read : “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 enterprise 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 enterprise-business (for agricultural enterprises businesses , traditionally the main farm residence) and the second relates to additional dwellings to provide for other workers who are employed by the business enterprise(s); ”
MM48	42	MD7a	Amend explanatory text paragraph 4.58 to read :

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		Paragraph 4.58	<p>“For new primary dwellings, robust <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 enterprise 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 <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>Amend last line of explanatory text paragraph 4.59 to read: “...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>Amend explanatory text by adding additional sentence at end of paragraph 4.60 to read : “...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>Amend explanatory text paragraph 4.62 to read : 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>

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MM52	44	MD7b (3 a.)	Amend policy paragraph 3a to read: “a. Required in connection with a viable agricultural enterprise and 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	Amend explanatory text paragraph 4.64 to read: “.....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 West Midlands Shropshire 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	Amend 1st sentence explanatory text paragraph to read : “The changing needs and effects of agricultural and other related enterprises <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)	Amend paragraph 3 iv as follows: “iv. Recognised n Natural and heritage assets and their setting , including the Shropshire Hills AONB (Policies MD12 and MD13);”
MM56	48	Policy MD8(4iii)	Amend MD8(4iii) to read: “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	Amend paragraph 4.71 to read: “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	Amend paragraph 4.82 to MD9 to read: “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 key strategic or <u>significant</u> local employers...”
MM59	54	Policy MD9 Paragraph 4.83	Amend paragraph 4.83 to read: “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 only provide products or services to other businesses or services to domestic properties (but not the sale of products) and so, should not require to remove the need for access for visiting members of the public.”
MM61	58	MD10a	Amend Part 2b of Policy MD10a to read: 2b. In Category ‘B’ Centres:

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			<p>i. There is a presumption in favour of retail (A1) proposals in ground floor premises within Primary Shopping Areas.</p> <p>ii. Other <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>Amend Part 2c of the Policy to read: 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> other 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>Insert the following text at end of Paragraph 4.99: <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>Amendment of paragraph to read: "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>Amendment of paragraph to read:</p>

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			<p>“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.”</p>
MM66	65	MD11 Delivery and Monitoring of Policy	<p>Amend monitoring indicators to read:</p> <ul style="list-style-type: none"> • “Amount of leisure, retail and office by type. • <u>Number of applications approved/refused on Policy MD11 grounds</u> • <u>Holiday let completions by type and location”</u>
MM67	65-66	Policy MD12	<p>Amend policy to read:</p> <p>“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:</p> <ol style="list-style-type: none"> 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> 2. Ensuring that 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: <ol style="list-style-type: none"> 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, vi. ecological networks vii. geological assets; viii. visual amenity; ix. landscape character and local distinctiveness. <p>In these circumstances a hierarchy of mitigation then compensation measures will be sought. will only be permitted if it can be clearly demonstrated that:</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>

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			<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>Insert new 5 new paragraphs after 4.115 to read: <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>Amend paragraph 4.128 to read: 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. <u>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.</u> The Shropshire Hills AONB Management Plan provides information on the valued</p>

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			characteristics which comprise the landscape of the designated area
MM70	68	MD12 Explanatory text Paragraph	<p>Insert new paragraph after 4.128 to read: <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></p>
MM71	70	MD12 Delivery and Monitoring of Policy	<p>Amend text in Delivery and Monitoring of Policy box to read</p> <ul style="list-style-type: none"> • “Progress against programmes and projects identified in the Implementation Plan, including developer contributions. • <u>The number of applications on or adjacent to core areas or corridors and stepping stones of the Environmental Network annually.</u> • <u>The number of Tree Preservation Orders made in response to development proposals annually.</u> • <u>The length of important hedges lost or gained through development annually.</u> • <u>The area of woodland lost or gained through development annually.”</u>
MM72	70-71	MD13 Policy wording	<p>Amend text in policy MD13 to read: “<u>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:</u> 1. <u>Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.</u> 2. <u>Ensuring that proposals which are likely to either directly or indirectly 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.</u> 3. <u>Ensuring that 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 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, taking into account the degree of harm or loss of significance to the asset including its setting, the importance of the asset</u>”</p>

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			<p>and any potential beneficial use of the asset <u>will be taken into account</u>. Where such proposals are permitted, measures to offset mitigate 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>Amend text to read</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 either direct or indirect <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 which have a degree of significance and heritage interest 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, and nationally protected landscapes such as Areas of Outstanding Natural Beauty.</p> <p>4.134 Shropshire had a wide range of Non-designated heritage assets such as <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>. The Local Authority will use the Shropshire Historic Environment Record and other information to identify <u>sets out Shropshire's non-designated heritage assets</u>.</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 off setting <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 including their or the setting, is fully understood. A Heritage Assessment is therefore required for any development proposal which is <u>are</u> likely to either directly or indirectly affect the character of setting of <u>significance of</u> a heritage asset, <u>including its setting</u>. Where necessary, <u>the Heritage Assessment should include a</u></p>

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			<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>4.139Proposals adversely affecting either the significance or setting of designated or non-designated heritage assets will therefore be rejected unless the harm to the significance of the asset is outweighed by the public benefits of the proposal and there are no satisfactory alternatives</p> <p>4.140 Where the public benefits of a proposal are deemed to outweigh the loss of significance, measures to offset <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 offsetting <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>Amend text in Delivery and Monitoring box to read:</p> <ul style="list-style-type: none"> • “Number of heritage features whose significance is adversely affected through development (as and when information is available and working with English Heritage): • <u>The number of heritage assets at risk, compared with the 2012-13 baseline;</u> • <u>The number of reports produced in response to development proposals that are integrated to the Historic Environment Record on an annual basis;”</u>
MM75	75	MD14 explanatory text paragraph 4.142	<p>Amend paragraph 4.142 to read:</p> <p>“... 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).”</p>
MM76	76	MD14 Paragraph 4.146	<p>Add after first sentence of 4.146:</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>

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			<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>Amend last sentence of paragraph 4.146 to read: <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>Amend Monitoring Indicator to read: "Available waste recycling and recovery capacity in Shropshire <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>Amend MD15(2ii) to read: "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;"</p>
MM79	79	MD15: Delivery and Monitoring of policy	<p>Add additional Monitoring Indicator to read:</p> <ul style="list-style-type: none"> • <u>"The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria"</u>
MM80	80	MD16 paragraph 4.150	<p>Amend 5th sentence of paragraph 4.150 to read: "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."</p>
MM81	81	MD16 paragraph 4.151	<p>Amend paragraph 4.151 (iii) to read: 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>Amend paragraph 4.151 (xi) to read: applications where there are overriding factors which in the for development of national, regional or local interest must be satisfied <u>significance which outweighs the value of the mineral;</u></p>
MM82	81	MD16 paragraph 4.151	<p>Delete paragraph 4.151 (xii) "xii. applications where further evidence is presented to the MPA which confirms that the area of resource affected would not be economic to work."</p>
MM83	82	MD16: Delivery and Monitoring of policy	<p>Amend Monitoring Indicator to read: "Applications accompanied by a Mineral Assessment <u>The number of applications refused due to the impact on safeguarded mineral resources and infrastructure"</u></p>
MM84	83	Schedule MD17(1viii)	<p>Amend MD17(1viii) to read: <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>

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			use of high quality materials;
MM85	83	Schedule MD17(1)	Amend MD17 (1) to include: “ix. <u>Protecting, conserving and enhancing the significance of heritage assets including archaeology.</u> ”
MM86	83	Schedule MD17(1)	Amend last sentence of MD17(1) to read: “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)	Amend MD17(5) to read: “ <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 locally distinctive building and roofing stone consistent with the objectives of Policy MD2;</u> ”
MM88	84	MD17 Paragraph 4.155	Add to the end of existing paragraph 4.155: “ <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	Insert new paragraph after 4.155: “ <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 & quality of mineral;</u> ”
MM90	85	MD17 Paragraph 4.156	Add a further sentence to the end of 4.156: “ <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:	Amend Monitoring Indicator to read:

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		Delivery and Monitoring of policy	The production of primary, land-won aggregates <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	Amend text from Policy S1.1 Point 3 to read: “1. Land to the east of site ALB002 is safeguarded for the village’s long-term development needs. Only development which would otherwise be acceptable in the Green Belt and 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.”
MM93a	86-87 88	S1 Albrighton Schedule S1.1 a ALB003 Paragraph 5.5	Amend text to read: “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 development should be 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	Amend text to read: “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 high-proportion should be of one or two bed units <u>will be sought.</u> ”
MM95	90	S2 Bishop’s Castle Town (point 5)	Amend point 5 of policy wording to read: 5. “ 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. <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	Insert new paragraph to explanatory text after 5.16 to

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		5.16	read: <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	Insert new paragraph at end of Community Hub and Cluster policy <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	Delete text: “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.”
MM99	94	S2.2 (iii)	Amend text of paragraphs 1 and 2 of Clun policy to read: “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 the majority of the housing development and a minimum of 60 dwellings 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. 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. <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	Delete text “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.”
MM101	94	S2.2 (iii)	Amend text of development guidelines to (CLUN002) to

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		Development Guidelines CLUN002	<p>read: “Development to deliver around a minimum of 60 dwellings subject to the capacity of the site to <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>Amend text of paragraph 2 of Lydbury North policy to read: “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>Insert text to paragraph 2 of Lydbury North policy to read: “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>Delete text 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.</p>
MM105	95	S2.2 (iv) Lydbury North Policy	<p>Insert text to read: “Development will respect <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>Amend the development guidelines to Lydbury North policy for LYD009 to read: “Brownfield redevelopment opportunity on an under used and visually intrusive former garage site which includes <u>including</u> an existing residential bungalow <u>which is expected to remain on the site.</u>The site could accommodate around 3 <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: 3 <u>2</u></p>

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MM107	97	S2.2 (vi) Abcot, Cluster Policy	Delete text “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	Insert new paragraph to explanatory text after 5.18: <u>“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 Regulation Assessment.”</u>
MM109	99	S2.3 Area wide policy and other allocations policy	Insert and delete text “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. 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.”
MM110	99- 100	Paragraphs 5.20 and 5.21	Delete paragraphs 5.20 and 5.21 and insert new paragraph 5.20 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

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			<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>Amend S3.1 (2) to read: “Around 1,400 homes <u>dwellings</u> and around 49 <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>Amend the development guidelines for Bridgnorth employment site ELR011b to read: “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>Amend the development guidelines for Bridgnorth employment site WO39 to read: “<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>

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MM115	102 - 3	S3.1 Paragraph 5.27	Amend paragraph 5.27 to S3.1 to read: “To this end existing employment land will be safeguarded and supplemented by the provision of an additional 19 <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). to relocate <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	Amend text of paragraph 5 of Broseley town policy to read: 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	Amend developer guidelines to read: “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	Amendment to paragraph 5.41 and deletion of 5.45 to read: “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. 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;” ”
MM120	110	S5.1(3): Church Stretton Development Strategy	Delete paragraph 5.1(3) from policy: 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.
MM121	111- 112	Schedule 5.1a:	Amend development guidelines to read: CSTR018 -

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		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>Amend 2nd paragraph of explanation to read: 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>Addition to paragraph to read: “... 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>Amend S7.1 (5) to read “...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>Insert text to Development guidelines to read: “Development is also subject to the completion of an <u>archaeological assessment and appropriate mitigation measures as required.</u>”</p>
MM126a	121	S7.1 Schedule S7.1a CRAV002	<p>Amend development guidelines for S7.1 site CRAV002 to read: “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 help to enclose the development from views within the AONB to the west and</u></p>

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			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	Amend development guidelines for S7.1 sites CRAV003 and CRAV009 to read: “CRAV003 is the larger site (200 dwellings) with frontage to Watling Street and will provide vehicular access to CRAV009 (35 dwellings) 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. The site <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. 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...</u> ”
MM128a	121	S7.1 Schedule 7.1a CRAV003 & CRAV009	Further amend development guidelines for S7.1 sites CRAV003 and CRAV009 to read: “These <u>combined sites</u> require strategic landscaping to screen them from views within the AONB and significant landscaping to help to enclose the development from views within the <u>ensure the development conserves the landscape and scenic beauty of the surrounding AONB the developments from views within the AONB.</u> and t The proposals should conserve the mature trees within the site. ”
MM129a	121 - 2	S7.1 Schedule 7.1a CRAV004 & CRAV010	Amend development guidelines for S7.1 sites CRAV004 and CRAV010 to read: Site CRAV004 (35 dwellings) is in an elevated position and must be screened from views within the AONB will require significant landscaping to help enclose the development from views within the AONB <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	Further amend development guidelines for S7.1 site CRAV030 to read: “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. Development of this land must also provide sufficient-significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB enclose the development from views within the AONB.</u> ”
MM131a	123	S7.1 Schedule S7.1a	Amend development guidelines for S7.1 site CRAV055 to read: “Allocation for offices, industrial and warehousing (use

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		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> enclose the development from views within the AONB.</p>
MM132	126	S7.2 Cluster Development Strategy Policy	<p>Insert text</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>Delete text</p> <p>“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”</p>
MM136	127	Paragraph 5.78	<p>Insert new paragraph after 5.78 to read:</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>

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MM138	128	Policy S7.3 (i) Area wide policies	<p>Insert text to read: <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>Delete paragraphs 5.80 and 5.81 and insert new paragraph 5.80. 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; 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. 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>

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			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	Insert and delete text 5. 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.
MM141	130	Schedule S8.1a ELL003a	Amend first paragraph of development guidelines to read: “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	Delete text: “ 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. ”
MM143	130	Schedule S8.1b	Amend Schedule S8.1b development guidelines to Site ELR075 Land off Grange Road by adding the following new text to the end: “ <u>A specific Flood Risk Assessment is required to investigate the developable area of the site.</u> ”
MM144	131	Schedule S8.1c	Amend the last sentence of the development guidelines for site ELL003b to read: “Land allocation is for the purpose of leisure and tourism and comprising various related uses suitable for canalside rather

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			than town centre, <u>including</u> 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	Delete text from development guidelines for site ELL03b to read “The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of a Natura 2000 Site.”
MM146	133	S8.1 Ellesmere Town Development Strategy Explanatory text	Delete paragraph 5.88 and insert new paragraph 5.88: 5.88 “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. <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 FMM3
MM148	134	Policy S8.2(ii)	Amend the development guidelines for site DUDH006 to read: “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)	Amend the policy to read: “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>

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			<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 FMM4
MM151	136	S8.3 Area wide policies and other allocations policy	Insert text <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)	Amend the Wood Lane Quarry Extension Development Guidelines to read: <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	Insert new paragraph before paragraph 5.91 to read: <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	Amend policy paragraph to read: <u>"6. All development should protect, conserve restore and enhance have regard to the setting and significance of the historic core of the town recognising the importance of Ludlow Castle as an historic a-heritage asset of national and international significance."</u>
MM155	142	S10 Schedule S10.1a Housing Sites (LUD017)	Amend development guidelines to read: <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	Amend text to point 6 of policy to read: <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	Amend site title to read: Sych Farm (Phase 2) <u>ELR023 / ELR024</u> Amend Schedule S11.1b development guidelines for sites ELR023/024 to read: <u>"...highway access and drainage / flood alleviation measures</u>

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			<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)	Delete Tyrley & Woodseaves Community Cluster: “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
MM159	156	Schedule S12a (MIN002/ MIN015)	Amend development guidelines to read : “Mixed use development 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 farm buildings <u>farmstead and layout</u> at Hall Farm. Development, including dwelling capacity...”
MM160	157	Schedule S12a (MIN007)	Amend development guidelines to read: “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)	Amend development guidelines to read: “...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	Amend explanatory text paragraph 5.122 to read : “...The housing site at Hall Farm, part of mixed use proposal, provides an important opportunity to enable <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 this site would be <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	Amend Development Guidelines for Site OSW004 to read:

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		S14.1a: Site OSW004	<p>“Development subject to the access, layout <u>and landscaping and design</u> of the site having <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"> <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> <u>2. Ensuring long distance views to and from the Hillfort within its wider setting are conserved;</u> <u>3. Development should be designed to allow views and glimpses of the Hillfort from within the site;</u> <u>4. The layout of development, its form, massing, height and roofscape design will be designed to minimise the landscape impact;</u> <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> <u>6. Street lighting should be designed to minimise light pollution and sky glow;</u> <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> <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> 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.”</p>
MM164	164	Schedule S14.1a	<p>Amend Schedule S14.1a for Site OSW024 to read:</p> <p>' Middleton Road, facilitation <u>through provision of land, if required,</u> 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>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>

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MM165	165	Schedule S14.1b	Add new text to the end of the Development Guidelines for Site ELR042 to read: <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	Amend Schedule S14.1b for Site ELR072 to read: “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 the provision of pedestrian and 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	Amend second sentence to read: “Sites have been allocated which could deliver approximately 4,476 1417 dwellings.....”
MM168	169	S14.2 Hub and Cluster	Insert text <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	Insert text into development guidelines to read: “Development subject to design measures to address potential impacts on the setting-significance of the Conservation Area, drainage issues and the outcome of appropriate archaeological and biodiversity assessment and evaluation.”
MM170	170	Policy S14.2 (iii)	Amend first sentence of Policy S14.2 (iii) to read: “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 up to <u>around 67 dwellings.”</u>
MM171	170	S14.2 (iii) Llanymynech and Pant policy	Amend text to read: “Key development constraints for Llanymynech and Pant include potential impacts on the Montgomery Canal Special Area of Conservation (SAC), protected species and the historic environment.”
MM172	170	S14.2 (iii) Llanymynech and Pant: Site LLAN009	Amend text to read: “ The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC.” ”
MM173	171	S14.2 (iii) Llanymynech and Pant: Site LLAN001	Amend text to read: “ The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC.” ”
MM174	171	S14.2 (xi)	Amend text to read:

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		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	Amend S14.2 (v) development guidelines for allocated site STM029, to read: "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 <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)	Amend S14.2 (xi) Development Guidelines for site WRN010 to read: "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	Insert text after 5.139 to read: <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	Amend part 4 of the policy to read: 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 otherwise be acceptable in the Green Belt and 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.
MM181	177-178	Schedule 15.1a (SHI004/a and SHI004/b) Schedule	Amend development guidelines to read: 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>

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		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>Amend S16.1 (5ii) to read: “The development accords with the principles of the SUE masterplans adopted by the Council and <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>Delete S16.1 (9) as follows: “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”</p>
MM184	183	S16.1 Schedule S16.1a SHREW198	<p>Insert text to development guidelines for S16.1 site SHREW198 to read: “<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>Insert text to development guidelines for S16.1 site SHREW210, SHREW030, SHREW094 and SHREW019 to read: “<u>A site specific flood risk assessment is required for this site</u>”</p>
MM186	184 – 5	S16.1 Schedule S16.1a SHREW027	<p>Insert text to development guidelines to S16.1 site SHREW027 to read: “Co-ordinated development of two linked sites with new footpaths/cycleways and bus route through the development but not <u>with any connecting traffic route designed to control vehicular speeds and flows rather than being a direct route for</u> 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: (a) Land at Weir Hill Farm/Robertsford House, Preston Street – a maximum of <u>approximately</u> 150 houses to be accessed off</p>

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			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)	Insert text to read: <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	Insert text to read: <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)	Amend development guidelines to S16.1 sites SHREW095, SHREW115 and ELR006 to read: <u>“Development for housing (northern part) and employment use (southern part) subject to new access <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	Amend development guidelines to S16.1 for Shrewsbury West Sustainable Urban Extension to read: <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 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. <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>

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			<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)	Insert text to read: “ <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)	Amend development guidelines to S16.1 sites SHREW095 and ELR006 to read: “Development of southern part of site adjoining ABP premises, subject to a new access <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)	Insert text <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)	Insert text to development guidelines for S16.1 site ELR007 to read: “ <u>A site specific flood risk assessment is required for this site</u> ”
MM195	192	S16 Shrewsbury Paragraph 5.164	Amend paragraph 5.164 to S16.1 to read: . 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. <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>

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			<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>Amend paragraph 5.166 to S16.1 to read: “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>Insert text to read: “<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>Delete text “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.”</p>
MM200	200	S16 Shrewsbury Community Hubs Explanatory	<p>See FMM5</p>

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		text	
MM201	202	S17.1 Wem Town Development Strategy policy	Insert text to read: <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	Insert new paragraph after 5.175 to read: <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	Delete Policy S18.1 (5): “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.” Amend second sentence of Para 5.184 accordingly to read: <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	Insert and delete text in Policy S18.1 (6) to read: 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.” Insert new paragraph after 5.184 accordingly: <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>

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MM205	207	Policy S18.1	Amend last paragraph of Policy S18.1 to read: “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	Insert new paragraph to read: “ <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	Amend text to read: “...Policy MD3, should this site be undelivered any replacement housing will not be identified within the Prees Community Cluster settlements. 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. ”
MM208	212	S18.2(ii): Whitchurch Rural & Ightfield and Calverhall Community Cluster Policy	Amend text to read: “... in accordance with the development guidelines in schedule below. 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 “ ”
MM209	214	S18.2 Whitchurch Community Clusters Explanatory text	Insert new paragraph after 5.189 to read: “ <u>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 Regulation Assessment.</u> ”
MM210	n/a	S2 – Bishops Castle Area Map	Amend the Bishops Castle Area Policies Map to show: 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.

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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	Amend boundary of safeguarded employment land to exclude any land forming part of the Registered Battlefield
MM217	n/a	Policies Map Key S16	Amend 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)	Amend to read: 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	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;

Ref	Page	Policy/ Paragraph	Main Modification
FMM3	133	S8.2	<p>Amend draft SAMDev to read: <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 and White Mere 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>Amend draft SAMDev to read: <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, and Welsh Frankton, Perthy, New Marton and Lower Frankton, Welshampton and Lyneal and Dudleston Heath and Elson 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>Amend draft SAMDev to read: <u>5.168a “The Plan HRA indicated that development of site BA035 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 Regulation Assessment.”</u></p>