

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

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

**Full Council 17/12/2015**

Pre-Adoption

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## **Abbreviations List**

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

*Shropshire Council Site Allocations and Management of Development (SAMDev) Plan  
Pre-Adoption Version (Incorporating Inspector's Modifications)  
Full Council 17<sup>th</sup> December 2015*

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

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## 1. Introduction

### The SAMDev Plan

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

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

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



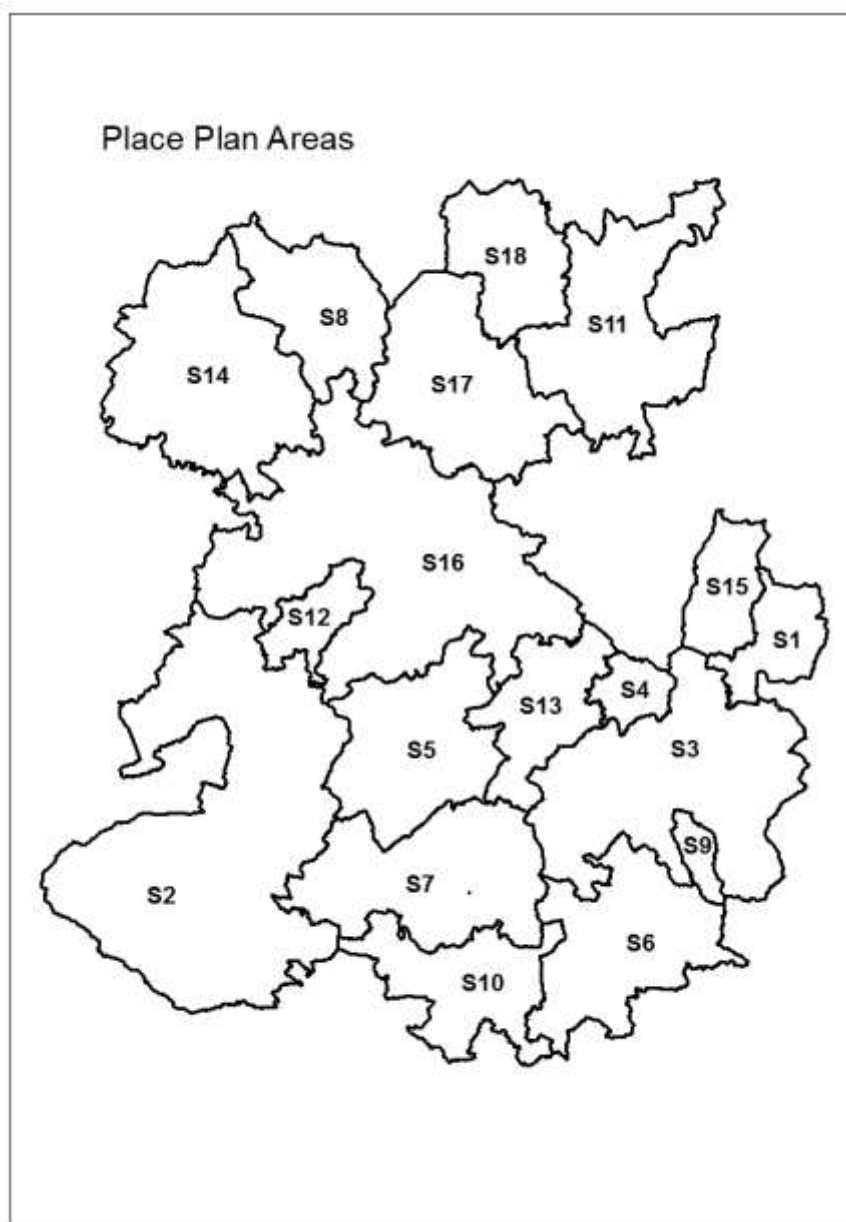
- ii. Is **justified**: the Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- iii. Is **effective**: the Plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities;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

1.5 The SAMDev Plan document sets out the following:

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

#### **Structure and Purpose**

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



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

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

### **Delivery and Monitoring**

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

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

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

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

## 2. The National and Local Planning Policy Context

### The National Policy Context

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

### The Local Context

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

### Cross boundary issues and the Duty to Cooperate

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

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

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

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

### **Community Led Plans**

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

### **Infrastructure Plans**

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

### 3. Development Management Policies

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

Further to the policies of the Core Strategy:

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

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

<b>County Town and Sub-regional Centre</b>
Shrewsbury

<b>Market Towns and Key Centres</b>	
Oswestry	Bishop's Castle
Ellesmere	Cleobury Mortimer
Whitchurch	Bridgnorth
Market Drayton	Shifnal
Wem	Much Wenlock
Minsterley/Pontesbury	Broseley
Ludlow	Highley
Craven Arms	Albrighton
Church Stretton	

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

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



## Community Cluster Settlements

### Bridgnorth Area:

- Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressage
- Neenton

### Cleobury Mortimer Area:

- Kinlet, Button Bridge, and Button Oak
- Hopton Wafers and Doddington
- Oretton, Farlow and Hill Houses
- Silvington, Bromdon, Loughton and Wheathill
- Stottesdon, Chorley and Bagginswood

### Craven Arms Area:

- Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, and Round Oak
- Bache Mill, Bouldon, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, and Westhope
- Stoke St Milborough, Hopton Cangeford, Cleestanton, and Cleedownton

### Ellesmere Area:

- Dudleston and Street Dinas
- Tetchill, Lee and Whitemere
- Welsh Frankton, Perthy, New Marton and Lower Frankton
- Welshampton and Lyneal

### Market Drayton Area:

- Marchamley, Peplow and Wollerton
- Bletchley, Longford, Longslow and Moreton Say

### Much Wenlock Area:

- Buildwas

### Oswestry Area:

- Kinnerley, Maesbrook, Dovaston and Knockin Heath
- Llanyblodwel, Porthywaen Dolgoch, Llynclys and Bryn Melyn
- Park Hall, Hindford, Babbinswood and Lower Frankton
- Selattyn, Upper/Middle/Lower Hengoed and Pant Glas
- Weston Rhyn, Rhoswel, Wern and Chirk Bank

<b>Community Cluster Settlements</b>
<p><b>Shrewsbury Area:</b></p> <ul style="list-style-type: none"> <li>• Albrighton</li> <li>• Bicton and Four Crosses area</li> <li>• Dorrington, Stapleton and Condover</li> <li>• Fitz, Grafton and Newbanks</li> <li>• Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler</li> <li>• Hanwood and Hanwood Bank</li> <li>• Longden, Hook-a-gate, Annscroft, Longden Common and Lower Common/Exfords Green</li> <li>• Montford Bridge West</li> <li>• Mytton</li> <li>• Uffington</li> <li>• Walford Heath</li> <li>• Weston Lullingfields, Weston Wharf and Weston Common</li> </ul>
<p><b>Wem Area:</b></p> <ul style="list-style-type: none"> <li>• Myddle and Harmer Hill</li> </ul>
<p><b>Whitchurch Area:</b></p> <ul style="list-style-type: none"> <li>• Prees and Prees Higher Heath</li> <li>• Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall</li> </ul>
<p><i>Note: There is a further level of the settlement policy framework in the form of other 'recognisable named settlements' where Policy CS11 permits exception schemes for local needs housing on suitable sites.</i></p>

## **Explanation**

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

**Table MD1.1:**

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

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

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

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

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

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

### **Key Evidence:**

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

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

**This policy will be delivered by:**

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

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

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

## MD2 : Sustainable Design

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

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

## MD2 : Sustainable Design

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

## Explanation

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

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



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

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

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

### **Key Evidence:**

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

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

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

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

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

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

## MD3 : Delivery of Housing Development

### Delivering housing:

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

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

### Settlement housing guidelines:

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

## Explanation

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

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

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

**Key Evidence:**

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

**Delivery and Monitoring of Policy:**

**This policy will be delivered by:**

- The development management process;
- The Shropshire Place Plans

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

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

## MD4 : Managing Employment Development

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

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

### Explanation

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

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

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



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

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

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

### **Key Evidence:**

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

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

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

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

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

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

**Delivery and Monitoring of Policy:**

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

Pre-Adoption

## MD5: Sites for Sand and Gravel Working

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

### Schedule MD5a: Phase 1 Site Allocations:

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

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

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

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

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

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

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

## Explanation

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

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

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

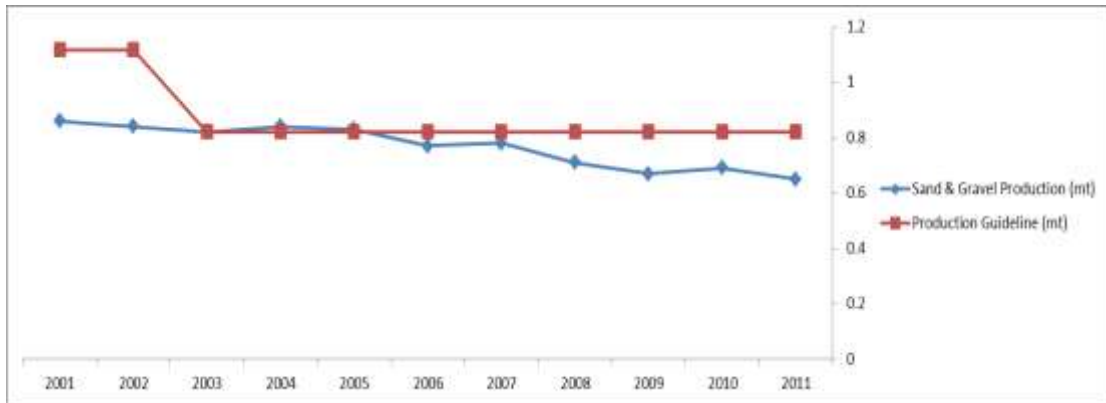
- 3.39 Technical work prepared in support of the Core Strategy (and reviewed and updated as part of the Local Aggregate Assessment 2013) establishes that, although a revised guideline has been proposed for the period 2005 - 2020, this remains unconfirmed by Government and the current guideline for sand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

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

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

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

Figure MD5.1: Mineral production trends 2001 - 2011



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

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

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

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

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

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



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

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

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

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

### Key Evidence:

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

### Delivery and Monitoring of Policy:

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

- The development management process;

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

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

## MD6 : Green Belt

### Green Belt

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

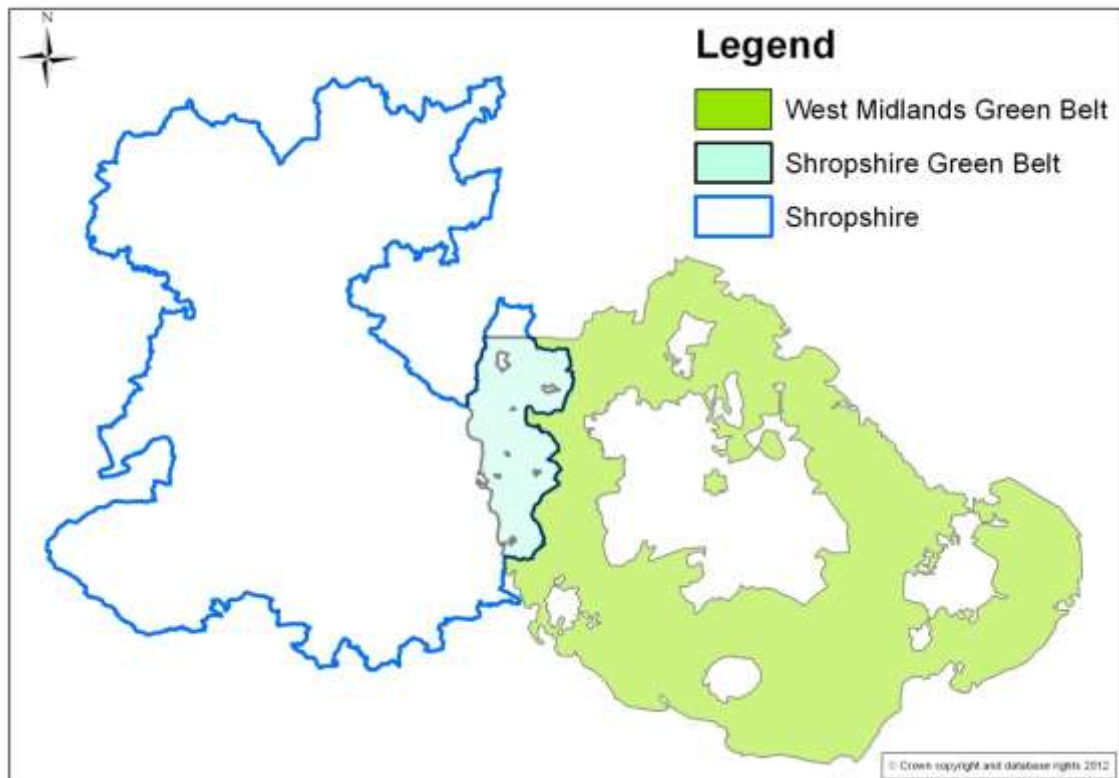
### Cosford

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

### Explanation

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

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



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

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

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

#### **Key Evidence:**

1. *West Midlands Regional Spatial Strategy 2008* contains the long-standing approach to development around the conurbation, agreed by all the West Midlands Councils;
2. *Cosford Vision 2012* jointly produced by the three Local Enterprise Partnerships (Marches LEP, Black Country LEP, Stoke on Trent and Staffordshire LEP) available at:  
<http://static.shropshire.gov.uk/publications/CosfordVision2012/CosfordVision2012.pdf>

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

**This policy will be delivered by:**

- The development management process;
- The Type and Affordability of Housing Supplementary Planning Document.

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

- Planning consents in the Green Belt, by development type.

## MD7a : Managing Housing Development in the Countryside

1. Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs and other relevant policy requirements. In the case of market residential conversions, requiring planning permission, the conversion of buildings to open market use will only be acceptable where the building is of a design and form which is of merit for its heritage/ landscape value, minimal alteration or rebuilding is required to achieve the development and the conversion scheme would respect the significance of the heritage asset, its setting and the local landscape character. In order to protect the long term affordability of single plot exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions.
2. Dwellings to house essential rural workers will be permitted if:-
  - a. there are no other existing suitable and available affordable dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural business; and,
  - b. in the case of a primary dwelling to serve a business without existing permanent residential accommodation, relevant financial and functional tests are met and it is demonstrated that the business is viable in the long term and that the cost of the dwelling can be funded by the business. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing will be required, calculated in accordance with the current prevailing target rate and related to the floorspace of the dwelling;or,
  - c. in the case of an additional dwelling to provide further accommodation for a worker who is required to be present at the enterprise for the majority of the time, a functional need is demonstrated and the dwelling is treated as affordable housing, including size restrictions. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, it will be made available as an affordable dwelling, unless it can be demonstrated that it would not be suitable. Where unsuitability is demonstrated, a financial contribution to the provision of affordable housing, equivalent to 50% of the difference in the value between the affordable and market dwelling will be required.

Such dwellings will be subject to occupancy conditions. Any existing dwellings associated with the rural business may also be subject to occupancy restrictions, where appropriate. For primary and additional rural workers' dwellings permitted prior to the adoption of the Core Strategy in March 2011,

## MD7a : Managing Housing Development in the Countryside

where occupancy restrictions are agreed to be removed, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate and related to the floorspace of the dwelling.

4. In addition to the general criteria above, replacement dwelling houses will only be permitted where the dwelling to be replaced is a permanent structure with an established continuing residential use. Replacement dwellings should not be materially larger and must occupy the same footprint unless it can be demonstrated why this should not be the case. Where the original dwelling had been previously extended or a larger replacement is approved, permitted development rights will normally be removed.
5. The use of existing holiday let properties as permanently occupied residential dwellings will only be supported if:
  - a. the buildings are of permanent construction and have acceptable residential amenity standards for full time occupation; and,
  - b. the dwellings are restricted as affordable housing for local people; or,
  - c. the use will preserve heritage assets that meet the criteria in Policy CS5 in relation to conversions and an affordable housing contribution is made in line with the requirements set out in Core Strategy Policy CS11.

### Explanation

- 3.55 New housing development will be focused in strategically agreed locations (as set out in Core Strategy Policy CS1) and Community Hubs and Clusters as identified in MD1. Local Plan policies however, also allow exception site dwellings and residential conversions in the countryside as sustainable housing solutions to meet recognised local housing needs or to help secure the future of buildings which are valued as heritage assets. The detailed criteria for the assessment and subsequent treatment of exception housing proposals are set out in the adopted Type and Affordability of Housing SPD and Core Strategy Policy CS5 sets out the framework for the consideration of residential conversions.
- 3.56 Whilst permitted development provisions have been introduced allowing change of use of agricultural buildings to residential use from April 2014, some proposals, including those within the AONB, Conservation Areas and relating to listed buildings, will be subject to planning control. In addition to the requirements in MD13, to comply with Policy CS5, applications for conversions to open market residential uses should provide evidence of: the buildings' merits, the scheme's contribution to local character, distinctiveness and sustainability improvements. Where appropriate, development should meet the higher standards of sustainable design set out in Core Strategy Policy CS6 and in MD2.
- 3.57 The National Planning Policy Framework (NPPF) states that new isolated homes in the countryside should be avoided unless there are exceptional

circumstances, including an essential need for a rural worker to live permanently at or near their place of work. The criteria for the evaluation of applications for rural workers' dwellings (including for temporary permissions) were set out in Annexe A of PPS7. This approach is comprehensive and well tested, setting out clear guidelines for applicants, and has been incorporated in existing Core Strategy Policy CS5 and in the Type and Affordability of Housing SPD, adopted in September 2012. The NPPF does not include the detailed assessment criteria set out in PPS7, therefore the inclusion of requirements in Policy MD7 and guidance in SPD will continue to provide necessary clarity for the consideration of applications for new rural workers' dwellings and for the removal of occupancy restrictions attached to existing dwellings, including with regard to the calculation of the appropriate financial contribution to provision of affordable housing.

- 3.58 The Policy identifies two categories of rural workers' dwellings and sets out what the approach will be to each, including what conditions will be attached. These include occupancy conditions, limiting occupation to a rural worker meeting specified criteria and/or limiting the dwelling for occupation in conjunction with the rural business operation to which it relates, recognising that there may be more than one rural enterprise within a rural business. These conditions may be attached to existing unrestricted dwellings associated with the business, as well as the newly permitted unit, in order to prevent rural workers dwellings being lost from the available stock. The first type of rural worker's dwelling is the main house for the business (for agricultural businesses, traditionally the main farm residence) and the second relates to additional dwellings to provide for other workers who are employed by the enterprise(s).
- 3.59 For new primary dwellings, relevant financial and functional tests are required to assess need and viability, and the occupation of the dwelling will be appropriately limited by condition. It would be expected that the scale and type of dwelling proposed is closely related to the evidenced needs of the business and proportionate to the scale of the business. However, in recognition that it is the primary dwelling, potentially serving as a family home, and providing specialist accommodation such as business office and utility areas, there is no firm restriction on the size of the dwelling, although the applicant must be able to demonstrate that the cost of the dwelling can be funded solely by the business itself. In the eventuality that the dwelling is no longer required and sold on the open market, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate as set out in the Type and Affordability of Housing SPD. As the rate is applied to the floorspace of the dwelling, the larger the dwelling the greater the contribution. This is a more flexible approach than for additional rural workers' dwellings (see below) on the basis that the dwelling is the primary residence, is integral, may be tied to the business and its financing, and also that it may not be appropriate in design, type or location for sale as an affordable dwelling.
- 3.60 The second category of rural workers dwelling, relating to the provision of further accommodation, is essentially a specialist type of affordable dwelling



(as set out in Core Strategy Policy CS5) and will be treated in a similar way when considering proposals. However, in this case, should the dwelling no longer be required as an occupational dwelling, it is expected that it will normally become part of the affordable housing stock, either as an owner occupied or rented property. If a proposed sale of the property as an affordable dwelling to buyers meeting local needs criteria is not possible within an appropriate time frame, and the property is sold on the open market without affordable housing restrictions, there will be requirement that a financial contribution equivalent to 50% of the uplift in market value that is achieved through the removal of the restriction will be paid to the Council. These monies will be used by the Council to fund the provision of other affordable housing. This approach matches that which has been adopted by the Council for other owner occupied exception dwellings and is set out in the Type and Affordability of Housing SPD. The local needs exception policy mechanism also facilitates the delivery of affordable exception dwellings, not tied to a rural enterprise or business but in other appropriate locations to provide for evidenced local needs, and offers an alternative means of meeting the housing requirements of rural workers.

- 3.61 The policy also clarifies the Council's approach regarding affordable housing contributions in relation to the removal of occupancy conditions on essential rural workers' dwellings permitted prior to the adoption of the Core Strategy in March 2011. In these cases, as with new primary dwellings, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate and related to the floorspace of the dwelling, reflecting that the effect of the removal of the conditions is the creation of a new unrestricted dwelling in the countryside. An affordable housing contribution will however not be required from pre-existing dwellings which have retrospectively become subject to occupancy conditions as a result of a planning approval for a new rural workers dwelling for the enterprise or business.
- 3.62 The control of replacement of dwellings in the countryside needs to be considered in conjunction with the general criteria in the policy below which also highlights and addresses visual, heritage loss and other impacts associated with proposals for replacement buildings. In the case of residential properties, there is additionally the objective of regulating the size of replacement properties in order to limit the tendency towards the provision of larger dwellings in the countryside and to maintain a mix of dwelling types. Further explanation is provided in the Type and Affordability of Housing SPD.
- 3.63 Holiday lets are essentially residential properties in the countryside which are limited in the extent of their occupation by conditions attached to the planning permission. They encompass a wide range of building types, from chalets to barn conversions, and may have been supported, as dwelling units in the countryside, on the basis of their contribution to economic sustainability, in particular the local tourism base. The policy sets out the criteria that will be taken into consideration when applications are received to use holiday properties as permanent dwellings. It seeks to limit potential full time occupation to appropriately located, permanent dwellings meeting relevant

building regulations and other housing standards. Thus permanent occupation of structures such as caravans and chalets would not normally be appropriate. Additionally in accordance with the tourism Policy MD11 applicants will also need to justify that the loss of the properties would not have a significant adverse impact on the local visitor economy. Where it is accepted that a full time dwelling is appropriate, the preference will be for a change to an affordable dwelling. Open market residential use will only be accepted where the conversion has met the criteria set out in Policies CS5 and MD13 and retains identifiable heritage value. Where additional alterations are proposed these must respect the significance of the heritage asset, its setting and the local landscape character. An affordable housing contribution at the current prevailing rate will also be required, if it has not been previously paid, as it would with the creation of any new market dwelling. Further guidance is provided in the Type and Affordability of Housing SPD.

## MD7b– General Management of Development in the Countryside

Further to the considerations set out by Core Strategy Policy CS5:

1. Where proposals for the re-use of existing buildings require planning permission, if required in order to safeguard the character of the converted buildings and/or their setting, Permitted Development Rights will be removed from any planning permission.
2. Proposals for the replacement of buildings which contribute to the local distinctiveness, landscape character and historic environment, will be resisted unless they are in accordance with Policies MD2 and MD13. Any negative impacts associated with the potential loss of these buildings, will be weighed with the need for the replacement of damaged, substandard and inappropriate structures and the benefits of facilitating appropriate rural economic development.
3. Planning applications for agricultural development will be permitted where it can be demonstrated that the development is:
  - a. of a size/ scale and type which is consistent with its required agricultural purpose and the nature of the agricultural enterprise or business that it is intended to serve;
  - b. Well designed and located in line with CS6 and MD2 and where possible, sited so that it is functionally and physically closely related to existing farm buildings;and,
  - c. There will be no unacceptable impacts on environmental quality and existing residential amenity.

### Explanation

- 3.64 In order to promote a sustainable approach to development, proposals which minimise the impacts of new development, appropriately conserve the existing historic and landscape resource, and/or provide environmental amelioration are encouraged. This will include the appropriate re-use of existing suitable buildings and previously developed land.
- 3.65 Shropshire has a wealth of traditional rural buildings which can be important landscape features and form part of the heritage resource but may no longer be particularly suitable for their original purpose. Alternative uses, as identified in Policy CS5, which can help ensure that these buildings are retained, limit the visual impact of new construction and provide recycling of the building resource, are generally encouraged by the Local Plan. In order to ensure that the benefits of a conversion scheme are maintained and that future visual impacts on the building and setting are managed, this Policy allows subsequent changes to converted properties to be controlled through

conditions attached to the planning permission for conversion. An element of new build will be positively considered where it meets sustainable design criteria in Policy MD2 (Sustainable Design) and delivers the benefits identified in Policy MD13 (Historic Environment). Decision making on conversion proposals will also be informed by relevant evidence, including the Shropshire Historic Farmstead and Landscape Project, other Plan criteria, in particular in Policy MD13, and guidance in a Historic Environment SPD.

- 3.66 Proposals for replacement of dwellings and other buildings can significantly impact on the character of the countryside and there is a need to ensure appropriate scale, design and location of new development. Where planning applications for replacement buildings for economic purposes are proposed that differ significantly from the original building, it should be demonstrated why a particular design or scale of replacement building is required.
- 3.67 The changing needs and effects of agricultural and other related businesses in the countryside are a particular local issue, in particular the impacts of large scale agricultural buildings. General sustainable design criteria and development management considerations are as relevant to this type of development as other proposals in the countryside and the Plan seeks to balance the needs of the countryside as a working environment with its role as a place to live and enjoy. The policy defines the primary considerations that will be taken into account in considering agricultural development proposals which require planning consent. Additional criteria set out in other relevant policy such as MD2 Sustainable Design and MD12 Natural Environment which, for example, highlights special requirements in the Shropshire Hills AONB, which would also need to be taken into account in considering applications. It should be noted that where appropriate, planning conditions will be attached to a permission to control the quality of the development and to ensure the scheme incorporates appropriate agreed mitigation measures such as coloured external cladding, landscaping and waste management.
- 3.68 When considering development proposals, the need to support rural vitality and the viability of countryside as a dynamic, functional environment and an environmental and economic resource will be a significant consideration. The NPPF positively encourages flexible working practices including the integration of employment and residential uses. It also highlights that isolated new homes in the countryside should be avoided, therefore this will also be a factor taken into consideration in assessing proposals for live work units, particularly where it is apparent the residential use far outweighs the work element. In line with the sustainability aspirations expressed in this Plan, the re-use of existing buildings provides an opportunity for these types of combined uses where proposals take into account the suitability of buildings and location for the use and other policy requirements, in particular Core Strategy Policies CS5 and CS6 and Policy MD2.
- 3.69 Employment uses are not specifically covered in this policy as the National Planning Policy Framework( in particular paragraph 28), Core Strategy Policies CS5, CS13 and Policies MD4 and MD11 (tourism and leisure) provide a supportive enabling context and the other policies in the plan a

basis for detailed consideration of proposals which require planning permission.

### **Key Evidence:**

1. Shropshire Local Development Framework Adopted Core Strategy, 2006-2026 (Shropshire Council, 2011);
2. Shropshire Historic Environment Record (ongoing);
3. Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated);
4. Shropshire Historic Landscape Character Assessment (Shropshire County Council, 2004);
5. Shropshire Historic Farmstead Characterisation Project (Shropshire Council 2010);
6. Shropshire Hills AONB Management Plan 2009 – 2014 & subsequent updates (Shropshire Hills AONB Partnership, 2009);
7. Shropshire Authority Monitoring Reports ( Shropshire Council)

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

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

- The development management process;
- Type and Affordability of Housing SPD adopted September 2012 and any subsequent updates or revisions;
- Preparation of a revised Sustainable Design SPD;
- Preparation of a Natural Environment SPD;
- Preparation of an Historic Environment SPD;
- The LDF Implementation Plan;

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

- Affordable housing completions in rural areas;
- Percentage of new and converted dwellings in rural areas on previously developed land;
- Number of barn conversions in rural areas;
- Amount of floorspace developed for employment by type in rural areas;
- Number of new dwellings permitted in countryside

## MD8 : Infrastructure Provision

### Existing Infrastructure

1. Development should only take place where there is sufficient existing infrastructure capacity or where the development includes measures to address a specific capacity shortfall which it has created or which is identified in the LDF Implementation Plan or Place Plans. Where a critical infrastructure shortfall is identified, appropriate phasing will be considered in order to make development acceptable.
2. Development will be expected to demonstrate that existing operational infrastructure will be safeguarded so that its continued operation and potential expansion would not be undermined by the encroachment of incompatible uses on adjacent land.

### New Strategic Infrastructure

3. Applications for new strategic energy, transport, water management and telecommunications infrastructure will be supported in order to help deliver national priorities and locally identified requirements, where its contribution to agreed objectives outweighs the potential for adverse impacts. Particular consideration will be given to the potential for adverse impacts on:
  - i. Residential and other sensitive neighbouring land uses;
  - ii. Visual amenity;
  - iii. Landscape character and sensitivity, including impacts on sensitive skylines;
  - iv. Natural and heritage assets, including the Shropshire Hills AONB (Policies MD12 and MD13);
  - v. The visitor and tourism economy including long distance footpaths, cycle tracks and bridleways (Policy MD11);
  - vi. Noise, air quality, dust, odour and vibration;
  - vii. Water quality and resources;
  - viii. Impacts from traffic and transport during the construction and operation of the infrastructure development;
  - ix. Cumulative impacts.

Development proposals should clearly describe the extent and outcomes of community engagement and any community benefit package.

4. The following infrastructure specific criteria will also apply:

#### *Renewable Energy Infrastructure*

- i. In the case of wind energy proposals, proposals will be assessed against national policy guidance; pending the development of new local policy as part of the proposed Plan Review;
- ii. In the case of biomass, anaerobic digestion and geothermal energy proposals, particular attention will be also be paid to the potential for opportunities to recover heat and power;

## MD8 : Infrastructure Provision

- iii. In the case of hydro-electric energy schemes, particular attention will also be paid to impacts on flood risk, ecology, water quality and fish stocks;

### *Other New Infrastructure*

- iv. In the case of water treatment infrastructure, particular attention will also be paid to impacts on water quality in the local river catchment and impacts on the sewerage network;

### *Monitoring and Decommissioning*

- v. Where planning permission establishes performance standards, applicants will be expected to demonstrate compliance through the submission of regular monitoring reports;
- vi. Proposals for temporary infrastructure will be expected to include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use;
- vii. Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.

## Explanation

- 3.70 To help deliver sustainable communities in Shropshire, we need to support the delivery of new strategic infrastructure to address existing capacity shortfalls which are identified in the Implementation Plan or local Place Plans. Critical infrastructure shortfalls such as those relating to waste water management may require development to adopt specific design measures or phasing. We also need to ensure the continued operation of existing infrastructure which makes an essential contribution to sustainable communities. Where appropriate developers will be expected to provide evidence that the capacity of existing infrastructure is sufficient to accommodate a proposed development. This policy supplements national guidance and Core Strategy Policy CS8 by identifying criteria which are intended to be used as a benchmark against which to assess applications for specific types of strategic infrastructure.
- 3.71 Strategic infrastructure includes energy, water management, transport, and telecommunications networks and facilities. Agreed objectives for strategic infrastructure derive from the requirements of national policy or infrastructure planning programmes and the objectives established for critical or priority infrastructure which are identified in the Council's LDF Implementation Plan and Place Plans. Nationally Significant Infrastructure Projects, such as those for energy, transport, water, waste water, and waste infrastructure are decided by the Planning Inspectorate rather than Shropshire Council. Such decisions are guided by National Policy Statements which also provide useful guidance for local decision making. Local policy guidance relevant to green infrastructure is provided in Policies CS17 and MD12. Policy guidance

relevant to the recovery of heat and power from waste is provided in policies CS19 and MD14. Good practice guidance on hydropower schemes is available from the Environment Agency. Strategic infrastructure excludes infrastructure which meets the needs of a single dwelling.

- 3.72 Further information about landscape character is provided in the Shropshire Landscape Character Assessment and Historic Landscape Characterisation. Additionally, Policy MD13 seeks to protect, conserve and sympathetically enhance heritage assets. In order to minimise potential adverse impacts on visual amenity, landscape character and sensitivity, consideration should be given to the colour and materials of significant built structures and to the proportional relationship between their size and the surrounding landscape context.
- 3.73 Community involvement should be considered as an integral part of the development process for strategic infrastructure. The local community should be engaged, by the developer, throughout the development process and from an early stage, ideally utilising a local exhibition or presentation where community views can be sought and recorded. Consultation should allow sufficient time to seek community views and opinions, and take them into consideration, prior to the submission of any final planning application. Any planning application should detail the community engagement which has been completed together with a summary of any views or representations received and the way in which the planning application was amended to take account of such representations.

#### *Renewable Energy*

- 3.74 National Policy Guidance requires Shropshire to help deliver radical reductions in greenhouse gas emissions, through the delivery of renewable and low-carbon energy infrastructure (National Planning Policy Framework Paragraph 93). The UK has agreed a target to achieve 15% of its energy consumption from renewable sources by 2020 (Renewable Energy Directive 2009). The development of renewable energy generation infrastructure will make a vital contribution to meeting these targets (NPPF Paragraphs 17 and 97) and we must therefore encourage renewable technologies.
- 3.75 For wind energy proposals, applications will be considered against national policy guidance, including the Written Ministerial Statement of 18 June 2015.

#### **Key Evidence:**

1. *The LDF Implementation Plan for Shropshire 2012-13* provides clarity on the strategic infrastructure requirements for Shropshire's settlements, to support the LDF, based on information within the eighteen Shropshire Place Plans. It also identifies where developer contributions will be sought, and the general principles the Council will use in determining whether infrastructure needs will be met through Section 106 Agreements, CIL or direct developer funding. Finally, it identifies the strategic and local priorities for CIL funding in the year ahead.



### Key Evidence:

2. *Shropshire Capital and Asset Pathfinder Programme (CAP)*: Shropshire Council is working closely with a range of local partners to promote the joint delivery of infrastructure projects;
3. *Shropshire Place Plans* identify the local priorities and infrastructure requirements for each of Shropshire's communities. There are 18 Place Plans for Shropshire, based on the County's network of market towns and their surrounding areas. The Place Plans are being developed by Shropshire Council in partnership with local communities, Parish and Town Councils and local infrastructure and service providers;
4. *Shropshire Landscape Character Assessment and Historic Landscape Characterisation data* identifies, for each landscape type, the key characteristics which contribute to local distinctiveness and community identity, and can assist in identifying priorities for enhancement and guide proposals to ensure local distinctiveness is maintained:  
<http://www.shropshire.gov.uk/environment.nsf/open/F92B073D3EFE129E8025755A00696692>;
5. *Shropshire Historic Landscape Characterisation* analyses Shropshire's rural landscape to identify its historic and archaeological character and the historic processes that have created it.

### Delivery and Monitoring of Policy:

#### This policy will be delivered by:

- The direct provision of facilities and services by the Council and its public and private sector partners, reflected in the LDF Implementation Plan;
- The development management process;
- Utilising developer contributions to provide enhancements to facilities and services;
- Liaison with Parish Councils and reference to Parish Plans to identify community infrastructure requirements and help support local community engagement;

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

- Renewable Energy Capacity Installed by Type;
- Facilities lost by settlement (as and when information is available);
- Progress against programmes and projects identified in the Implementation Plan

## MD9 : Protected Employment Areas

1. Existing employment areas shown on the Policies Map will be protected for Class B and appropriate sui generis employment uses in accordance with the significance of the site using the guidance in Table MD9.1 to:
  - i. safeguard key employers, local businesses and employment opportunities;
  - ii. provide development opportunities for business start up, growth and inward investment to support the portfolio of employment land and premises in Policy MD4;
  - iii. contribute to the range and choice of employment land and premises in Shropshire.
2. Existing employment areas not shown on the Policies Map may also be protected for Class B and sui generis uses. Protection of sites not currently identified will be proportionate to the significance of the employment area in the hierarchy in Table MD9.1 to be determined by the criteria 1i – 1iii above.
3. Planning consent for Class B or sui generis employment uses will be renewed where the proposals continue to accord with the significance of the employment area in the hierarchy in Table MD9.1.
4. Protection of existing employment areas from alternative uses will be proportionate to the significance of the employment area in the hierarchy of existing employment areas in Table MD9.1 in relation to the:
  - i. availability of other suitable development sites in the settlement or suitable sites on lower tier employment areas in the settlement or in rural locations;
  - ii. effect of the redevelopment on the quality, character and critical mass of the existing employment area: **and**
  - iii. impact on the range and choice of employment land and premises in terms of location, quality, type and size;
  - iv. business case for the proposed use including location, accessibility, commercial environment, trade links to suppliers and access for customers and employees;
  - v. potential for conflict with neighbouring uses on or adjacent to the proposed use especially the effect on key employers.
5. Where proposals for alternative uses would lead to the loss of the protected employment area, evidence of appropriate marketing over a sustained period will be required to demonstrate that the land or premises are no longer commercially viable for the preferred uses firstly, for that tier of the hierarchy of employment areas or sequentially for uses of a type and quality suited to lower tiers of the hierarchy in Table MD9.1.

## Explanation

- 3.76 The protection of existing employment areas will increase the capacity of the local economy to accommodate investment by protecting opportunities for the redevelopment of serviced employment land. This protection will primarily assist strategic and local employers to secure their operational base and meet their business development needs for growth and expansion. This protection will also support the employment land portfolio in Policy MD4 by providing further opportunities for investment by the commercial property market to diversify the predominantly 'service' based economy in Shropshire. These objectives will contribute to the continuing growth and prosperity of the Shropshire economy.
- 3.77 The protection of existing employment areas along with the promotion of the portfolio of land and premises in Policy MD4 will also help to deliver a sustainable pattern of development to balance the delivery of new housing on sites identified in the Local Plan. This will be achieved in relation to the strategies set out in Policies S1 to S18.
- 3.78 As required in Policy CS14, the protection of existing employment areas is based on evidence of the purpose, viability and redevelopment potential of the sites. This evidence is set out in the Shropshire Strategic Sites and Employment Areas Study for Shrewsbury (Phase 1) and the Market Towns and Key Centres (Phase 2). These studies identify a hierarchical ranking of existing employment areas in the principal settlements of the County which is explained in Table MD9.1.

### Table MD9.1: Hierarchy of Existing Employment Areas

The protection of existing employment areas will be proportionate to the significance of the site in accordance with the following guidance. The hierarchy of existing employment areas shown on the Policies Map for Shrewsbury, the Market Towns and Key Centres is presented in the annual monitoring report.

**Regional and Sub-regional Sites** – identified sites are expected to deliver:

- Uses specified for the area but will only include new waste management development where there are opportunities for co-location with existing waste management operations;
- high quality development with skilled employment including inward investment providing strong economic benefits to enhance the Shropshire economy;
- non class B uses will be ancillary to the proposed development or will improve the benefits and viability of the employment area.

**Key Shropshire / Local Sites** – identified sites are expected to deliver:

- good quality development providing strategic and local employment opportunities with clear economic benefits for the Shropshire economy;

### Table MD9.1: Hierarchy of Existing Employment Areas

- uses specified for the area including waste management facilities;
- opportunities for mixed commercial development on Key Local Sites where appropriate in relation to criterion 4 above;

**Mixed Commercial Sites** – identified sites are expected to deliver:

- mixed commercial uses (excluding retail) to provide affordable business locations and accessible local employment;
- class B employment uses including waste management facilities on regeneration opportunities which support the physical and economic improvement of the area.

- 3.79 The methodology set out in the Shropshire Strategic Sites and Employment Areas Study and the tests in this policy will be used to determine the degree of protection to be afforded to existing employment areas not shown on the Policies Map. This will include commercial office locations (including those affected by permitted development rights) and existing employment sites in rural locations especially where these sites have not been specifically assessed in the Shropshire Strategic Sites and Employment Areas Study.
- 3.80 Where proposals are made for the redevelopment of protected employment areas, the preferred form of development will be the continuation of Class B employment uses and other sui generis which comprise commercial or industrial activities. The proposed uses should be of a type and quality suited to the designation of the employment area in accordance with the guidance in Table MD9.1.
- 3.81 There will be a special presumption for recycling and environmental industries to help deliver the requirements of Policies CS19 and MD14 subject to the guidance in Table MD9.1. It is considered that the character and operation of recycling and environmental industries are generally acceptable within the scope of 'industrial' uses but such uses may not be appropriate in higher value employment areas.
- 3.82 In the exercise of Policies MD4 and MD9, it is expected that a greater degree of protection will be afforded to existing employment areas in this Policy (MD9), especially where the area accommodates strategic or significant local employers. Portfolio sites in Policy MD4 may be treated more flexibly especially where the sites are currently undeveloped, but the existing employment areas protected in this policy are accessed and serviced employment land and so, will be afforded a greater degree of protection.
- 3.83 Other forms of development also include 'employment generating' uses. To be acceptable on existing employment areas, redevelopment proposals for other 'employment generating' uses preferably should provide products or services to other businesses or services to domestic properties (but not the sale of products) to remove the need for access for visiting members of the public. These alternative uses may include Use Classes A, D, C1, C2 or C2A

and proposals for these or other uses are expected to satisfy the tests in this policy.

- 3.84 When exercising the presumption in favour of protecting existing employment areas, the evidence in relation to 4i – 4v above should be clear and compelling when weighed against the guidance in Table MD9.1, before alternative uses will be permitted. This protection will increase in proportion to the significance of the employment area including the presence of strategic or local employers, especially for sites in the upper tiers of the hierarchy comprising established business locations with a strong market presence.
- 3.85 For existing employment areas which are designated as mixed commercial sites and key local sites, it may be more appropriate to consider redevelopment proposals for other 'employment generating' uses. The overall scale of this redevelopment must respect the character of the existing employment area, the capacity of the employment area to accommodate further uses, the impacts of those alternative uses on the potential to sustain the area for Class B uses and to continue to afford the protection in this policy.
- 3.86 Where proposals for alternative uses on existing employment areas would lead to the loss of the protected status, then evidence will be required to show that the employment site is no longer viable for the preferred uses in that tier of the hierarchy or sequentially for lower tiers shown in Table MD9.1. This evidence should comprise proof of appropriate marketing of the site from 3 marketing campaigns in a period not less than 12 months. This evidence should demonstrate that the site is no longer capable of beneficial use for the type and quality of the preferred use classes.
- 3.87 It is expected that, the geographical scope of the marketing evidence will be appropriate to the designation of the site in the hierarchy of employment areas. However, it is considered that marketing the site over an expanded geographic area in successive marketing campaigns will strengthen the weight to be added to the evidence that the employment area is no longer commercially viable for the type and quality of preferred uses in this policy.
- 3.88 The existing employment areas identified on the Policies Map or through the application of criterion 2 in this policy will be rigorously protected in accordance with the guidance in Table MD9.1. This objective will be further strengthened where the supply of portfolio sites in Policy MD4 has been adversely affected by the development of alternative uses on the portfolio sites. The consequent strengthening of the protection in this policy will be enforced to deliver the economic objectives of the Plan and to support the continuing growth and prosperity of the economy.

### **Key Evidence:**

1. Shropshire Sustainable Community Strategy Evidence Base: Shropshire Council (2008)
2. Shropshire Economic Assessment: Shropshire Council (2008)
3. Shropshire Economic Growth Strategy: Shropshire Business Board (2012)
4. Shropshire Strategic Sites and Employment Areas Study : Phase 1 – Shrewsbury: BE Group for Shropshire Council (2013)
4. Shropshire Strategic Sites and Employment Areas Study : Phase 2 – Market Towns and Key Centres: BE Group for Shropshire Council (2013)
5. Shropshire Employment Land Review and Sites Assessment: BE Group for Shropshire Council (2011);
6. Flax Mill, Shrewsbury Masterplan: Shropshire Council (2012)
7. Shropshire Authority Monitoring Reports: Shropshire Council

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

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

- Invest in Shropshire and the integrated approach to economic development operated by the Strategic Planning and Business & Economy services
- Investment in constrained employment land in partnership with other stakeholders
- Development management process;
- Shropshire Place Plans

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

- Area and floorspace of Class B land developed each year by type;
- Area of Class B land developed below 0.1 hectare and the distribution of this development
- Non Class B uses by type, developed on employment land
- Annual change in the readily available supply of employment land and premises

## MD10a : Managing Town Centre Development

1. Further to CS15 Town Centres, Primary Shopping Areas and Primary and Secondary Frontages are identified on the Policies Map in accordance with the following categories of centre:

<i>Category 'A':</i> Settlements with Town Centres	Bishop's Castle, Craven Arms, Church Stretton, Cleobury Mortimer and Highley
<i>Category 'B':</i> Settlements with Town Centres and Primary Shopping Areas	Albrighton, Broseley, Bridgnorth, Ellesmere, Ludlow, Market Drayton, Shifnal, Wem and Whitchurch
<i>Category 'C':</i> Settlements with Town Centres and Primary Shopping Areas including Primary and Secondary Frontages	Oswestry and Shrewsbury

2a. In Category 'A' Centres:

- i. There is a presumption in favour of proposals for main town centre uses within the defined Town Centre.
- ii. Proposals for non-town centre uses within the Town Centre will be considered acceptable where they would not undermine the vitality and viability of the town centre.

2b. In Category 'B' Centres:

- i. There is a presumption in favour of retail (A1) proposals in ground floor premises within Primary Shopping Areas
- ii. Additional main town centre uses will be acceptable in Primary Shopping Areas where it can be demonstrated the proposal would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.
- iii. Proposals for additional non-town centre uses in ground floor premises within Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre
- iv. There is a presumption in favour of proposals for main town centre uses within the wider Town Centre.

2c. In Category 'C' Centres:

- i. The Primary Shopping Areas are comprised of the Primary and Secondary Frontages. There is a presumption in favour of retail (A1) proposals in ground floor premises within Primary Shopping Areas.
- ii. Within the Primary Frontage changes of use away from retail (A1) within ground floor premises will be resisted unless the proposal is for a main town centre use which would maintain and active and continuous frontage; would

## MD10a : Managing Town Centre Development

- not result in an over concentration or undue dominance of non-retail uses; and evidence is submitted of an appropriate and sustained marketing campaign promoting the premises for retail (A1) use.
- iii. Within the Secondary Frontage additional main town centre uses will be acceptable where they would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.
  - iv. Proposals for additional non-town centre uses in ground floor premises within Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre
  - v. There is a presumption in favour of proposals for main town centre uses within the wider Town Centre.
3. In other settlements the preferred location for main town centre uses will be within or on the edge of a recognised high street or recognised village centre, and should be consistent with the relevant Settlement Strategy identified in Policies S1-S18 or a Neighbourhood Plan or Community Led Plan where one is adopted.

### Explanation

- 3.89 Core Strategy Policy CS15 has already established Shropshire's network of centres, and the principle that town centres are the preferred location for new retail, office and other town centre uses. Policy MD10a provides additional detail by defining the extent of Town Centres and where appropriate the extent of Primary Shopping Areas and Primary and Secondary Frontages, and setting policy considerations for proposals in these designations.
- 3.90 Defining the extent of Town Centres and Primary Shopping Areas is a well-established means of managing development uses within town centres, enabling them to consolidate and improve their offer. Main town centre uses are defined in Annex 2 of the National Planning Policy Framework and includes leisure, offices, entertainment facilities such as cinemas and restaurants, and cultural and tourism development, as well as retail.
- 3.91 The policy identifies three categories of centre distinguishing between those settlements with a defined Primary Shopping Area within their Town Centre, and those where additional Primary and Secondary Frontages are defined on streets within the Primary Shopping Area. The categories reflect the broad role and function of centres identified in Policy CS15 and has also taken account of additional local evidence from Retail Studies. In the case of Albrighton and Broseley, the outcome of community-led planning processes has been taken into account. Much Wenlock is not included in this schedule as its Neighbourhood Plan will provide sufficient guidance.
- 3.92 The Primary Frontages identified within the Shrewsbury and Oswestry Primary Shopping Areas are the clear focus for retail activity and customer footfall in these centres, and as such there is a significant degree of protection



for retail uses in this area. When considering proposals for changes of use away from A1 retail on the primary frontage, information showing how units have been marketed will be an important consideration, and it is expected this evidence will show a marketing campaign carried out over at least a 6 month period using commercially accepted methods. Within the identified Secondary Frontages for Shrewsbury and Oswestry there is recognition that a more diverse range of town centre uses are potentially appropriate, subject to the policy considerations. In assessing whether there is an over concentration or undue dominance of non-retail uses within Primary Shopping Areas, particular regard will be had to whether the proposal would lead to an unbroken row or clustering of non-retail units along a single street.

- 3.93 For settlements without defined town centres it will remain important to focus town centre uses into accessible and sustainable locations, usually within or on the edge of a recognised high street or village centre. It will be important to consider the wider benefits from development to a community, especially for proposals outside the main village or high street.

## MD10b : Town and Rural Centre Impact Assessments

1. To ensure development does not cause significant adverse impacts on the vitality and vibrancy of Shropshire's town and rural centres, applicants will be required to prepare Impact Assessments for new retail, leisure and office proposals where they:
  - i. Are located outside a defined town centre, or are more than 300 meters from a locally recognised high street or village centre; and
  - ii. Are not in accordance with the area's settlement strategy; and
  - iii. Have a gross floorspace above the following thresholds:
    - a) Shrewsbury – 500sqm;
    - b) Principal Centres (identified in CS15) – 300 sqm;
    - c) District Centres (identified in CS15) and other rural centres – 200 sqm.
2. The Council will not permit proposals which have a significant adverse impact on town centres, or where it is considered the scope of the Impact Assessment is insufficient.

### Explanation

- 3.94 Further to Policy CS15 and MD10a, it important to ensure the vitality and vibrancy of Shropshire's network of town and rural centres is maintained and improved. The NPPF recognises that town centres are generally the most sustainable locations for people to shop, relax and work, and sets out where additional sequential and impact consideration will need to be considered for proposals outside these areas.
- 3.95 Policy MD10b does not repeat the guidance in the NPPF which remains applicable, but importantly it does add additional criteria to where the Council will require applicants to provide Impact Assessments to accompany their applications. This approach adds local distinctiveness by taking account of the settlement strategy, size and role of the centre.
- 3.96 The policy provides clear criteria for when the Council will require the preparation of an Impact Assessment. There is recognition that the size and role of a centre is a key factor in determining the likely impacts of town centre proposals in edge and out of centre locations, and therefore the policy includes a tiered approach to determining the need for Impact Assessments. This approach is based upon evidence from the Shrewsbury Retail Study 2010. Proposals for main town centre uses under these thresholds in edge or out of centre locations are unlikely to lead to significant adverse impacts on town centres and therefore impact assessment will not be required in these instances.
- 3.97 Where an Impact Assessment is required, the applicant will need to clearly show how their proposal would not lead to a significant adverse impact on the

town centre. This should focus on the predicted level of trade diversion from the town centre, and have regard to expenditure and population forecasts if necessary. Where there are two or more outstanding proposals, the Council may require applicants to consider the cumulative impact of these schemes on the town centre. Guidance on the preparation of these assessments is set out in the NPPF and supporting documentation.

- 3.98 In Shrewsbury, the approved New Riverside redevelopment will provide around an additional 20,000 sqm of retail floorspace, and will support the consolidation and improvement to the town centre's offer. Impact Assessments on proposals outside the town centre will be required to demonstrate no harm to this major investment opportunity. The threshold of 500 sqm gross floorspace will apply to proposals at both Meole Brace and Sundorne Retail Parks, although it is considered that where required, these areas can continue to offer a complementary role to the town's overall retail offer.
- 3.99 In those centres without a defined town centre boundary, including the combined District Centre of Minsterley and Pontesbury, it is also important to assess any potential impacts from edge and out of centre proposals. In these instances, the policy proposes that proposals over 300 meters from a locally recognised high street or village centre should be subject to a suitably detailed Impact Assessment should its gross floorspace be over 200sqm.

**Key Evidence:**

1. Shrewsbury Retail Study (White Young Green 2010 and 2011 Update)
2. North Shropshire Town Centre Health Check and Retail Assessment 2008 (White Young Green)
3. South Shropshire District Retail and Leisure Study (White Young Green 2007)
4. Bridgnorth District Retail and Leisure Study (White Young Green 2007)
5. Oswestry Retail Study Update (Nathaniel Lichfield and Partners 2008)
6. Shrewsbury Vision Regeneration Framework (Broadway Malyan 2011)
7. Shropshire Shop Survey (Shropshire Council 2012)
8. Albrighton Community Neighbourhood Plan 'Light' (July 2013)
9. Broseley Town Plan (September 2013)

## **Delivery & Monitoring of Policy:**

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

- The development management process;
- Shrewsbury town centre strategy and action/master plans;
- Shrewsbury Growth Point delivery programme, including Shrewsbury Vision;

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

- Amount of retail (A1), office (B1a and A2) and leisure (D2) development in each identified centre;
- Amount of comparison and convenience A1 retail gross floorspace within each identified Primary Shopping Area (reported through the Shop Survey);
- Number and gross floorspace of vacant units within each identified Primary Shopping Area.

## MD11 : Tourism facilities and visitor accommodation

1. Tourism, leisure and recreation development proposals that require a countryside location will be permitted where the proposal complements the character and qualities of the site's immediate surroundings, and meets the requirements in Policies CS5, CS16, MD7b, MD12, MD13 and relevant local and national guidance.
2. All proposals should to be well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and landscaping and planting schemes where appropriate. Proposals within and adjoining the Shropshire Hills AONB should pay particular regard to landscape impact and mitigation.

### **Canal side facilities and new marinas:**

3. Proposals for canal side development that enhance the role of canal as a multifunctional resource and heritage asset will be supported.
4. New marinas should be located within or close to settlements. Applicants should demonstrate the capability of the canal network to accommodate the development.
5. The Policies Map identifies the canals and lines to be protected against other forms of development that conflict with their use as a multifunctional resource or potential for restoration or regeneration.

### **Visitor accommodation in rural areas:**

6. Further to the requirements in Policy CS16, proposals for new and extended touring caravan and camping sites should have regard to the cumulative impact of visitor accommodation on the natural and historic assets of the area, road network, or over intensification of the site.
7. Static caravans, chalets and log cabins are recognised as having a greater impact on the countryside and in addition (to 6), schemes should be landscaped and designed to a high quality.
8. Holiday let development that does not conform to the legal definition of a caravan, and is not related to the conversion of existing appropriate rural buildings, will be resisted in the countryside following the approach to open market residential development in the countryside under Policy CS5 and MD7.
9. For existing static caravan, chalet and log cabin sites in areas of high flood risk, positive consideration will be given to proposals for their relocation to areas of lower flood risk to ensure they are capable of being made safe for the lifetime of the development.
10. New sites for visitor accommodation and extensions to existing chalet and park home sites in the Severn Valley will be resisted due to the impact on the qualities of the area from existing sites.
11. To retain the benefit to the visitor economy, conditions will be applied to new planning permissions for visitor accommodation to ensure the accommodation

## MD11 : Tourism facilities and visitor accommodation

is not used for residential occupation. Proposals for the conversion of holiday lets to permanent residential use should demonstrate that their loss will not have a significant adverse impact on the visitor economy and meet the criteria relating to suitability for residential use in Policy MD7a.

### Explanation

- 3.100 Policy MD11 supports delivery of Core Strategy Policy CS16 which sets out a positive approach to tourism, leisure and recreation development that balances the benefits to the economy with the need to protect the qualities of Shropshire in line with the aims of the National Planning Policy Framework (NPPF). CS16 supports sustainable proposals in appropriate locations in Shrewsbury and the market towns/key centres. Within the countryside there has to be a balance between positive benefits and potential negative impacts of tourism development which can be felt immediately adjoining the site and within the wider area from the use of the site, for example, through increased journeys to the facility. All proposals in the countryside must also meet relevant considerations within Policies CS5, CS16 and MD7b.
- 3.101 In areas of recognised scenic and environmental value proposals must pay particular regard to the qualities of the area and the reasons for designation in line with Policies CS6 and CS17, MD12, MD13 and the NPPF. Within and adjoining the Shropshire Hills Area of Outstanding Natural Beauty applicants should also have regard to guidance in the Shropshire Hills AONB Management Plan. Sustainable tourism development plays a vital role in supporting the local economy but must be sensitive to the inherent qualities that the AONB is designated for.
- 3.102 CS16 supports appropriate regeneration and tourism proposals that can enhance the economic, social, heritage and cultural value of canals. Canal side development represents uses that are essential to be located in proximity to canals such as moorings, chandleries, boat yards and marinas. This development can help provide access for key tourism assets, support users of the canals, and can bring wider economic benefits. MD11 guides canal side development that will potential generate car based travel to sustainable locations with good access to the road network. Large marina developments can often generate significant levels of traffic. There are also technical constraints to their location regarding matters of water resource, navigational safety, and topography on which applicants should also consult the Canal and River Trust pre-application. Canal environments are recognised as being potentially species and habitat rich and the impacts from canal side development need careful consideration following the approach in Policies CS17, CS18, MD12 and MD13. A mix of tourism/leisure uses, including canal side development, is allocated in Policy S8 as part of a package of proposals to support the sustainable growth of Ellesmere.
- 3.103 MD11 provides further guidance to ensure all proposals for temporary visitor accommodation are well sited to reduce their impact on the scenic qualities

and infrastructure in the area. Static caravans, log cabins and chalets are recognised as having greater impact on the countryside than caravan and camping uses. These should be landscaped and designed to a high quality, have regard to accessibility and be justified in terms of economic benefit and location. Ancillary buildings should be well designed, integral to the scheme, and of a scale that is well related to the proposal and location. Schemes will have to meet design requirements of Policies CS6 and MD2.

- 3.104 MD11 seeks to limit the effects of new and extended sites in areas where cumulatively the impacts would outweigh any potential economic benefits. Within the Severn Valley there are a number of existing chalet developments in prominent locations which in many cases have become permanent residential dwellings. The policy seeks to limit the future development of these sites and restrict further visitor accommodation development of this nature in this area of valued landscape character. The Policy also seeks to enable a 'managed retreat' of existing static caravan and chalets sites that are currently located in areas of highest flood risk should proposals come forward to move to areas of lower risk.
- 3.105 Holiday accommodation makes a positive contribution to the visitor economy and is often supported in locations that are not suitable for residential dwellings. The Council will use conditions to restrict permitted visitor accommodation to tourism use to ensure that the economic benefit from visitor accommodation is retained. Conversion of existing holiday lets to residential use potentially negatively impacts on the visitor economy and MD11 seeks to limit this impact.

### **Key Evidence:**

1. Government Tourism Policy – DCMS (2011)
2. The Shropshire Tourism Economic Impact Assessment Report 2011 (2013)
3. The North Shropshire and Oswestry Visitor Economy Strategy (2012)
4. The Shrewsbury Visitor Economy Strategy (2011)
5. The Sustainable Tourism Strategy for Ludlow and the Shropshire Hills (2011)
6. Shropshire Hills AONB Management Plan 2009 – 2014 and subsequent updates (AONB Partnership)
7. Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated)
8. TCPA Policy Advice Note: Inland Waterways (2009)
9. Village and Town Plans

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

**This policy will be delivered by:**

- The development management process;
- Working with partner organisations, funding bodies, businesses and developers;
- The LDF Implementation Plan.

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

- Number of applications approved/refused on Policy MD11 grounds
- Holiday let completions by type and location



## MD12: The Natural Environment

In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, the avoidance of harm to Shropshire's natural assets and their conservation, enhancement and restoration will be achieved by:

1. Requiring a project-level Habitats Regulations Assessment for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where a HRA indicates an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, including that identified by the HRA for the Plan or the Minerals HRA, measures will be required in accordance with; CS6, CS8, CS9, CS17, CS18, MD2; remedial actions identified in the management plan for the designated site and the priorities in the Place Plans, where appropriate.
2. Ensuring that proposals which are likely to have a significant adverse effect, directly, indirectly or cumulatively, on any of the following:
  - i. the special qualities of the Shropshire Hills AONB;
  - ii. locally designated biodiversity and geological sites;
  - iii. priority species;
  - iv. priority habitats
  - v. important woodlands, trees and hedges;
  - vi. ecological networks
  - vii. geological assets;
  - viii. visual amenity;
  - ix. landscape character and local distinctiveness.

will only be permitted if it can be clearly demonstrated that:

- a) there is no satisfactory alternative means of avoiding such impacts through re-design or by re-locating on an alternative site and;
- b) the social or economic benefits of the proposal outweigh the harm to the asset.

In all cases, a hierarchy of mitigation then compensation measures will be sought.

3. Encouraging development which appropriately conserves, enhances, connects, restores or recreates natural assets, particularly where this improves the extent or value of those assets which are recognised as being in poor condition.
4. Supporting proposals which contribute positively to the special characteristics and local distinctiveness of an area, particularly in the Shropshire Hills AONB, Nature Improvement Areas, Priority Areas for Action or areas and sites where development affects biodiversity or geodiversity interests at a landscape scale, including across administrative boundaries.

## **Explanation**

- 3.106 Policy MD12 sets out in detail the level of protection offered to Shropshire's natural assets. Natural assets include: biodiversity and geological features; trees, woodlands and hedges in both rural and urban settings; the ways in which the above combine and connect to create locally distinctive and valued landscapes, including the Shropshire Hills Area of Outstanding Natural Beauty and the contribution all of the above make to visual amenity.
- 3.107 Such assets provide ecosystem services including; flood relief; soil retention; climate change mitigation and adaptation; carbon sequestration; interception of airborne pollutants; water filtration; amenity value; health and well-being benefits and opportunities for tourism and recreational activities. These services are essential to a thriving economy.
- 3.108 Internationally and nationally important sites of wildlife conservation and geological interest as well as legally protected habitats and species will be afforded the highest level of protection in line with the relevant legislation and policy. Great weight will also be given to conserving and enhancing the natural beauty of the Shropshire Hills AONB, having regard to the AONB Management Plan. Development proposals affecting or involving the following will be assessed in accordance with the relevant legislation and national policy; European and nationally designated wildlife sites (Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar and Sites of Special Scientific Interest (SSSIs) and all candidate designations; Major developments in Areas of Outstanding Natural Beauty; Ancient woodland, other irreplaceable habitats and aged or veteran trees; Pollution – including noise, water, air and light pollution. Further details are given in the Natural Environment SPD.
- 3.109 The Habitats Regulations Assessment (HRA) for the Plan identifies the potential for adverse effects on the integrity of a number of internationally designated sites. It also sets out the settlements where housing, employment uses or in the case of Ellesmere, leisure proposals, may cause such harm. The Plan HRA then also identifies the mitigation measures necessary to remove the harm.
- 3.110 However, other development may have an adverse effect on the integrity of an internationally designated site. Where Shropshire Council identifies the potential for such an effect, a project-level HRA will be needed and applicants will be required to supply appropriate information to enable the Council to complete this.
- 3.111 Where a project-level HRA shows that development may have an adverse effect on the integrity of an internationally designated site, permission will be refused if this cannot be avoided or fully mitigated.
- 3.112 Project-level mitigation measures may include; phasing development to allow time for infrastructure improvements to be put in place; increasing the amount of semi-natural open space to provide alternative informal recreation opportunities in line with Policy MD2 or developer contributions towards remedial actions identified in the management or action plan for the

designated site or in the Place Plan for the area, e.g. visitor management measures, water management measures as set out in CS18 and implementing the highest standards of design as required by CS6.

- 3.113 Mitigation measures to remove the adverse effects of development on the integrity of the River Clun SAC will be identified once the Nutrient Management Plan has been completed by Natural England and the Environment Agency (due 2014). The subsequent Action Plan will set out those measures for which developer contributions may be required and these will be reflected in the relevant Place Plans.
- 3.114 The principle behind MD12 follows the hierarchy of:
- i. avoid loss or damage;
  - ii. where the public benefits of the development clearly outweigh the value of any assets affected, provide adequate mitigation measures for any full or partial harm or loss;
  - iii. as a last resort, where neither avoidance nor mitigation is reasonably possible, provide adequate compensation measures.
- 3.115 Development proposals must firstly assess whether they are likely to affect a natural asset, using current accepted guidance and best practice (see the Natural Environment SPD). Effects can be direct, indirect or cumulative. Where an effect is identified, further work should be carried out to define whether this is an adverse or benign effect and if adverse, whether it is likely to be significant. If a significant adverse effect is identified, then any social or economic benefits of the proposal must be clearly stated to enable a proper assessment of all aspects of the development.
- 3.116 Where loss or damage to an asset is likely then all reasonable alternative methods of delivering the proposal should be considered. If no solution can be found, through use of an alternative site or redesign to avoid harm for example, and the demonstrated social or economic benefits of the proposed development clearly outweigh the harm to that asset, then mitigation and compensation measures will be sought through planning conditions, planning agreements or offsetting measures as appropriate. Biodiversity offsetting may be an alternative method of providing compensation and the Natural Environment SPD sets out appropriate measures for a variety of circumstances.
- 3.117 Proposals should demonstrate that on-site mitigation or compensation measures are not feasible, before off-site measures will be considered. Off-site compensation measures, including tree and/or hedge planting, will be considered within the same settlement or associated group of settlements (as defined within the LDF Implementation Plan and Place Plans) in which the development is located. All on- and off-site compensation, mitigation or offsetting measures should be accompanied by a management plan detailing management and implementation provisions and indicating how these will be resourced, both financially and practically over an agreed timescale.
- 3.118 If neither on- nor off- site mitigation or compensation is possible, applicants will be encouraged, where appropriate, to make a contribution via a section

106 agreement to funds to support the conservation and enhancement of natural assets (including the planting of trees, woodland and hedgerow) more widely in Shropshire in accordance with the Natural Environment SPD.

### **Natural Assets**

- 3.119 The special qualities of the Shropshire Hills AONB are set out in the AONB Management Plan. This is a statutory document, required under section 89(2) of the Countryside & Rights of Way Act 2000 to contain Shropshire Council's and Telford & Wrekin Council's policy for the management of the AONB and for the carrying out of their functions in relation to it. The Management Plan should be regarded as a material consideration in planning decisions.
- 3.120 A list of locally designated biodiversity and geological sites can be found in the Natural Environment SPD. These include Local Wildlife Sites, Local Geological Sites, Local Nature Reserves and Local Green Spaces where the latter are notified at least in part, for their wildlife value.
- 3.121 UK Priority species and habitats (NERC Act 2006, section 41 list) are nationally important. A link to the list is provided in the Natural Environment SPD, together with additional habitats and species of local importance.
- 3.122 Trees, woodlands and hedges are integral and significant features in Shropshire's landscapes and townscapes and their conservation and proper management is an essential factor in maintaining local distinctiveness. Important trees, woods and hedges include those with legal protection as well as other trees, groups of trees, woodlands and hedgerows that are of demonstrable significance in terms of their amenity, cultural, biodiversity, landscape, heritage, financial or ecosystem service values, or which make a significant contribution to the character of a building, a settlement or the setting thereof. Further information about determining the importance and value of trees, woodland and hedgerows can be found in the Natural Environment SPD.
- 3.123 Ecological networks are vital for the movement, foraging, migration and dispersal of wildlife species through urban and rural landscapes. In the past, plants and animals have generally been protected on discrete sites which then tended to form islands of biodiversity embedded in otherwise inhospitable surroundings. In order to halt the loss of biodiversity, ecological features need to be buffered and joined to form a functioning network. Such networks also help to provide ecosystem services such as pollination and improve resilience to climate change. In many cases they will be integral components of the environmental networks covered by policy CS17 and should be maintained, enhanced and created. Examples of ecological networks are provided in the Natural Environment SPD.
- 3.124 Geological assets include quarries as well as naturally occurring rock exposures, and geomorphological landforms such as drumlins and kettle holes. These features may be designated as geological SSSIs or as Local Geological Sites (LGS) – formerly regionally important geological sites (RIGS). Geological assets also include other valued cultural evidence of geology such as use of local building stone, mining structures and educational

resources such as museum collections. Additional information is provided in the Natural Environment SPD.

- 3.125 Visual amenity is a measure of the visual quality of a site or area as experienced by residents, workers or visitors. It is the collective impact of the visual components, as perceived by people, which make a site or an area pleasant to be in. It is thus greatly influenced by value judgements. Visual amenity is strongly related to landscape character but the two are not the same. Planning proposals should appraise their impact on visual amenity and landscape character separately and clearly distinguish between the two.
- 3.126 The Shropshire Landscape Character Assessment and Historic Landscape Characterisation provide information on the locally distinctive features which combine to produce the characteristic landscapes of Shropshire. Historic landscapes make an important and distinct contribution to landscape character and their significance and setting should be taken into account when assessing the impact of development proposals in accordance with MD13. The Shropshire Hills AONB Management Plan provides information on the valued characteristics which comprise the landscape of the designated area.
- 3.127 The planning system should protect and enhance soils. Some of the most significant impacts on soils occur as a result of construction activity. A Code of Practice has been developed by DEFRA to assist anyone involved in the construction sector to better protect the soil resources with which they work and in so doing, minimise the risk of environmental harm such as excessive run-off and flooding. The aim is to achieve positive outcomes such as cost savings, successful landscaping and enhanced amenity whilst maintaining a healthy natural environment. The protection of best and most versatile soils is covered by Policy CS6.

#### **Deriving benefits from development**

- 3.128 Development has a positive role to play in not only conserving natural assets but in enhancing, restoring, re-creating and connecting them. Reference should be made to the Place Plans for appropriate opportunities and other information on positive measures is set out in the Natural Environment SPD. The Shropshire Hills AONB Management Plan also sets out actions which would enhance the natural beauty and contribute to the greater enjoyment and understanding of the protected landscape.
- 3.129 The connections between natural and heritage assets – the environmental network - are identified and protected by Policy CS17 and shown within the Natural Environment SPD. Opportunities to deliver landscape wide improvements to these networks exist particularly in Nature Improvement Areas, Priority Areas for Biodiversity Action and the Shropshire Hills AONB. Increasing the connectivity of assets both within and between such areas provides benefits for the natural and historic environment. Partnership working will be encouraged where appropriate, to achieve this objective, in accordance with Policies CS8, CS9 and CS17 and MD13.

- 3.130 Landscape scale initiatives such as Nature Improvement Areas and Priority Areas for Biodiversity Action have partnerships (e.g. Shropshire, Telford & Wrekin Local Nature Partnership and the Shropshire Biodiversity Partnership) co-ordinating actions for their conservation and enhancement. Where relevant, development proposals should consider how they can increase the size and quality of priority habitats and reduce fragmentation, to deliver net gains in accordance with CS17.

### **Key Evidence:**

1. Shropshire Hills AONB Management Plan 2009 – 2014 and subsequent updates
2. Shropshire Biodiversity Action Plan
3. Shropshire Environmental Network Map and guidance
4. Shropshire Ecological Data Network
5. Shropshire Landscape Character Assessment
6. Shropshire Landscape Sensitivity and Capacity Studies
7. Shropshire Historic Environment Record
8. Shropshire Historic Landscape Characterisation
9. Shropshire Historic Farmsteads Characterisation Project
10. Forestry Commission: National Inventory of Woodland and Trees 2002, England – County Report for Shropshire; & National Forest Inventory, 2009 - on-going
11. Biodiversity 2020: A strategy for England's wildlife and ecosystem services

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

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

- The development management process including Habitats Regulations Assessment of proposals
- Preparation of a Natural Environment Supplementary Planning Document
- Preparation of a Tree, Woodland and Hedgerow strategy
- Undertaking research to identify and quantify the existing tree resource within Shropshire's built environment, in order to inform and guide future sustainable management
- Production of guidance notes for developers
- Design and Access Statements to support planning applications
- Promoting the preparation and use of Town and Village Design Statements and Parish Plans
- The LDF Implementation Plan
- Regularly updating the environmental assets/LDF evidence base
- The Shropshire Hills AONB Management Plan
- Utilising developer contributions to provide enhancements to natural assets

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

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

- Total area and type of designated sites and habitats lost or potentially gained through development (as and when information is available and working with Natural England where appropriate);
- Population numbers and extent of protected and priority species lost or potentially gained through development (as and when information is available and working with Natural England where appropriate);
- The State of the AONB Report;
- Progress against programmes and projects identified in the Implementation Plan, including developer contributions.
- The number of applications on or adjacent to core areas or corridors and stepping stones of the Environment Networks annually.
- The number of Tree Preservation Orders made in response to development proposals annually.
- The length of important hedges lost or gained through development annually.
- The area of woodland lost or gained through development annually.

## MD13: The Historic Environment

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.
2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.
3. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.
4. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

### Explanation

- 3.131 Whilst this policy is closely related to sustainable design (CS6 and MD2) and the conservation of Shropshire's natural environment (CS17 and MD12) it sets out specific guidance on the protection of Shropshire's historic environment, including the requirements that need to be met for those development proposals which are likely to have an impact on the significance, including the setting, of a heritage asset.
- 3.132 Heritage assets are buildings, monuments, sites, places, areas or landscapes that merit consideration as part of the planning process. The term includes all designated and non-designated assets. Designated assets comprise Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields and Scheduled Ancient Monuments.
- 3.133 Non-designated heritage assets include structures, features or deposits with archaeological interest, historic buildings, historic farmsteads, the historic character of the landscape as expressed in the patterns of fields, woods and



heathlands and the locally distinctive character of settlements. The latter includes locally derived building materials and the distinctive forms, details and design of buildings. Policy MD2 requires new development to respect, enhance or restore the historic context of buildings. The Shropshire Historic Environment Record sets out Shropshire's non-designated heritage assets.

- 3.134 Through their contribution to the character of the county, heritage assets play an important role in promoting economic regeneration and growth.
- 3.135 This policy is based on the following hierarchal approach:
- i. wherever possible, avoid harm or loss to the significance of heritage assets, including their settings;
  - ii. where development proposals can be justified in terms of public benefits which outweigh the harm to the historic environment, provide mitigation measures for any loss of significance to the affected heritage asset, including the setting;
  - iii. where a development proposal results in the partial or total loss of significance to an asset, including the setting, record and advance the understanding of that significance.
- 3.136 In order that the degree of impact of a development proposal can be fully assessed it is essential that the significance of heritage assets including their setting, is fully understood. A Heritage Assessment is therefore required for any development proposals which is likely to affect the significance of a heritage asset, including its setting. Where necessary, the Heritage Assessment should include a qualitative visual assessment to show how the proposal affects the heritage significance of its surroundings. Heritage Assessments will be needed for any proposals within or affecting; the historic core of a settlement; a Conservation Area; a Listed Building; a Scheduled Ancient Monument; a World Heritage Site or a Registered Park and Garden; a Registered Battlefield and all non-designated heritage assets.
- 3.137 The Historic Environment SPD also sets out the level of detail that should be provided in a Heritage Assessment. This will be in proportion to the significance of the heritage asset and the scale of any impacts upon it. For assets with archaeological interest this may include a desk-based assessment and where necessary, a field evaluation carried out by an appropriate professional. Such assessments should be carried out well in advance and must be submitted with the planning application.
- 3.138 Heritage assets are a finite, non-renewable resource and great care must therefore be taken when determining applications which result in a loss of significance, either partial or total. Proposals adversely affecting either the significance or setting of heritage assets will therefore be rejected unless the harm to the significance of the asset is outweighed by the public benefits of the proposal. In making this decision the significance of the asset, its level of importance, the degree of impact and opportunities for a viable beneficial use of the asset will be taken into account. Proposals which would result in harm, or a loss of significance, to a designated heritage asset, including the setting, will be determined in line with national policy.

- 3.139 Where the public benefits of a proposal are deemed to outweigh the loss of significance, measures to mitigate the loss will be required. These may include but are not limited to, design or landscaping measures (in accordance with MD2) and/or the use of appropriate building materials or construction methods. The submission of additional information relating to these for prior approval may sometimes be necessary. In addition, the preparation of a comprehensive record of the asset by a suitable qualified person, in a manner proportionate to the significance of the asset and the impact of the proposal, may be required. A copy of the final report should be deposited in the Shropshire Historic Environment Record within an agreed time period, where it will be made publically accessible. When required a report should also be published in an appropriate manner. Any resulting archive should be deposited with the Shropshire Museum Service, again within an agreed timescale. Further guidance on mitigating measures and the recording of heritage assets is provided within the Historic Environment SPD.
- 3.140 Shropshire has a rich diversity of heritage assets, which make an important contribution to the county's character and local distinctiveness. Development proposals offer valuable opportunities to enhance the historic environment, including by achieving the aspirations set out within the Place Plans. This may involve improving the condition of heritage assets and their settings, and/or enhancing or better revealing their significance, particularly for those assets recognised as being at risk. Proposals should also seek to increase the connectivity between assets to provide benefits to both the natural and historic environment in accordance with Policy CS17.

**Key Evidence:**

1. Shropshire Hills AONB Management Plan 2009 – 2014 and subsequent updates;
2. Shropshire Environmental Network Map and guidance;
3. Shropshire Historic Environment Record;
4. Shropshire Historic Landscape Characterisation;
5. Shropshire Historic Farmsteads Characterisation Project.
6. World Heritage Site Management Plans

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

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

- The development management process;
- Preparation of an Historic Environment Supplementary Planning Document;
- Production of guidance notes for developers;
- Promoting the preparation and use of Town and Village Design Statements and Parish Plans;
- The LDF Implementation Plan;
- Regularly updating the LDF evidence base;
- Regularly updating the Historic Environment Record;
- The Shropshire Hills AONB Management Plan;
- Utilising developer contributions to provide offsetting measures and the recording of loss of significance to heritage assets.

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

- The number of heritage assets at risk, compared with the 2012-13 baseline;
- The number of reports produced in response to development proposals that are integrated to the Historic Environment Record on an annual basis;
- The State of the AONB Report;
- Progress against programmes and projects identified in the Implementation Plan, including developer contributions.

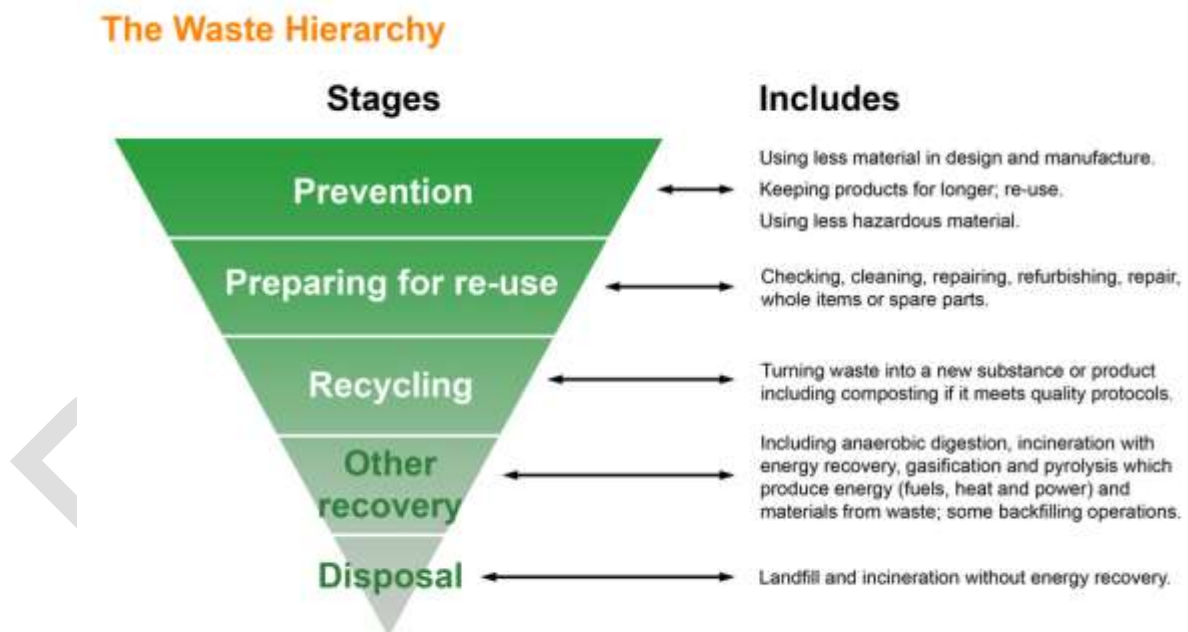
## MD14: Waste Management Facilities

1. Further to Policy CS19, the development of waste transfer, recycling and recovery facilities will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:
  - i. Measures to protect people and the environment from adverse effects, including: visual; noise; vibration; dust; litter; vermin and birds; air and water pollution; odour; or traffic impacts;
  - ii. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network, in particular the quality of the proposed access to the Primary Route Network.
2. In the case of specific types of waste management facility, the following criteria will also apply:
  - i. In-vessel composting and anaerobic digestion facilities will be permitted in appropriate locations, including the re-use of existing buildings or as part of an integrated waste management facility. Open air composting facilities will be permitted in appropriate locations where bio-aerosol emissions can be acceptably controlled and the scale and impacts of the operation do not materially conflict with surrounding land uses;
  - ii. Facilities for the recycling of construction and demolition materials may be acceptable on existing landfill and mineral working sites provided that the agreed restoration of the site is not unduly prejudiced and that waste recovery operations are linked to its agreed operational life;
  - iii. Proposals to recover energy from waste will be permitted in appropriate locations where it can be demonstrated to the satisfaction of the Waste Planning Authority that the proposal does not undermine the provision of waste management facilities further up the waste hierarchy. Proposals for energy recovery facilities should include provision for the recovery of both heat and power, unless this can be demonstrated to be impracticable;
  - iv. Facilities for the handling, treatment, processing or disposal of Hazardous Wastes will not be permitted unless it can be demonstrated that the facility is in an appropriate location and the proposal complies with other relevant policies in the Development Plan;
  - v. Where planning permission is required, development proposals for the spreading onto land of untreated or treated wastes or waste derivatives including liquids, sludges or solids will not be permitted unless it can be shown that alternative methods recovering material or energy value from the waste, consistent with the waste hierarchy, are impracticable.

**Explanation:**

- 3.141 This policy builds on Core Strategy Policy CS19 to provide more detailed guidance for developers and communities about the management of potential impacts which may arise from waste management development. The draft Waste Management Plan for England (DEFRA 2013) sets out the Government's key objectives and actions on waste management. These include the need for local authorities to make appropriate provision for waste management facilities in their planning documents and encouraging improved access to recycling services for smaller businesses. Since waste policy is not explicitly addressed in the National Planning Policy Framework (NPPF), national policy guidance is given by National Planning Policy for Waste (October 2014).
- 3.142 Shropshire Council will support and encourage the management of waste resources in a manner consistent with the legal requirements of the revised EU Waste Framework Directive and national regulations regarding the 'waste hierarchy'. The hierarchy gives top priority to waste prevention, followed by preparing for re-use, recycling, other types of recovery (including energy recovery), and last of all disposal.

Figure MD14.1:



- 3.143 The Core Strategy (Policy CS19) identifies broad locations within which additional waste management facilities could come forward. Analysis of the spatial pattern of waste requiring different types of facilities against the location of existing and allocated facilities produced in support of the Core Strategy, indicates that additional waste facilities will be required in accessible locations close to the main urban areas. The most recent available data suggests that current capacity to treat both municipal and business wastes in

Shropshire currently exceeds established target levels for the county as a whole. However, this positive trend needs to be sustained if Shropshire is to continue to provide waste management services in appropriate locations to encourage enterprise, reduce business waste management overheads, counter balance waste exports for treatment and disposal outside Shropshire and support more sustainable waste management. Policies MD4: Managing Employment Development and MD9: Protecting Employment Areas make provision for a strategic supply of employment land and premises which have the potential to deliver additional capacity to meet these objectives. Specific sites which may be suitable for waste management facilities are identified as part of the schedules showing employment site commitments and allocations in the relevant settlement strategies.

- 3.144 The settlement pattern and distribution of business waste producers in Shropshire means that the county is unable to support more specialised waste management processes. Natural geology and water resources significantly restrict opportunities for landfill. This means that some waste material, including hazardous wastes and Very Low Level Radioactive Waste (VLLRW) is likely to continue to be exported for management and disposal outside the county. Shrewsbury, in particular, remains heavily dependent on waste management services delivered from facilities in neighbouring local authority areas, particularly Telford & Wrekin. The combined capacity of existing permitted sites and the potential new sites identified in Policy MD4 exceeds that which is required to manage waste generated in Shropshire and therefore effectively counter balances waste exports and helps to support appropriate 'cross boundary' waste flows.
- 3.145 Planning applications for waste management activities should provide an appropriate level of detail to inform a reasonable degree of certainty on the planning application and to ensure the principle of the development and use of the land is acceptable with cross reference to permitting constraints. Any waste or digestate storage tanks shall be above ground, or where this is not feasible or practicable, proposals should demonstrate that tank bases are an appropriate distance above the seasonal water table. Further guidance is available in the Environment Agency policy 'Groundwater protection: Principles and practice' (commonly referred to as GP3). Where development is also subject to approval under pollution control regimes, Shropshire Council will continue to work closely with the Environment Agency to manage potential odour and noise impacts where detailed assessment may be required.

**Key Evidence:**

1. *Waste Data Overview (DEFRA June 2011)*: Gives an overview of the generation and management of waste in the UK;
2. *Authority Monitoring Report (Shropshire Council 2014)*: summarises the best available information about the quantities and types of waste generated in Shropshire, together with information about how this waste is managed and the capacity of local waste management facilities;

**Delivery and Monitoring of Policy:**

**This policy will be delivered by:**

- The development management process;

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

- The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria

## MD15 : Landfill and Landraising Sites

1. Proposals for new sites or extended landfill or landraising facilities will only be supported where:
  - i. No viable alternative form of waste management, higher up the waste hierarchy, is available or practicable;
  - ii. The proposed development would provide a solution for waste generated in Shropshire or for cross boundary waste flows consistent with the principle of 'equivalent self-sufficiency';
  - iii. The additional capacity generated would not prejudice the completion or restoration of existing landfill and landraising sites.
  
2. Proposals for new landfill or landraising facilities or extensions to existing facilities must:
  - i. Comply with relevant water management and water resource protection policy requirements;
  - ii. Demonstrate to the satisfaction of the WPA that there is a need for the;
  - iii. Make provision for the management and control of the generation of any leachate and landfill gas, including, wherever feasible, the recovery of energy from landfill gas;
  - iv. Comply with other relevant policies of the Development Plan.
  
3. Proposals for new landfill or landraising facilities or extensions to existing facilities will include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. On non-hazardous landfill sites interim restorations will be required to allow time for settlement to slow sufficiently before restoration is completed. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
  - i. Proposals which take account of the geography of the site, its surroundings, and any development plan policies relevant to the area;
  - ii. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
  - iii. A Management Plan, which should address the management requirements during each phase of the proposed development;
  - iv. A Reclamation Plan;
  - v. Provision for a 5 year period of aftercare.

Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.



## Explanation

- 3.146 Shropshire Council supports the objective of achieving 'Zero Waste to Landfill', whereby the value of resources consumed in Shropshire is fully captured in a way consistent with the Waste Hierarchy. No new landfill sites are therefore proposed or identified, but we need to supplement Core Strategy Policy CS19 to provide more detailed policy criteria as a benchmark against which to assess any applications for new or extended landfill or landraising sites which may come forward during the Plan period.
- 3.147 Natural geology and the geography of water resources in Shropshire significantly restrict opportunities for landfill because of the potential for adverse impacts on groundwater. EU law and national guidance from the Environment Agency restrict or prevent landfill and land raising sites where there is a significant risk that water quality could be adversely affected: [http://www.environment-agency.gov.uk/static/documents/Business/RGN\\_LFD1\\_Landfills\\_\(v2.0\)\\_30\\_March\\_2010.pdf](http://www.environment-agency.gov.uk/static/documents/Business/RGN_LFD1_Landfills_(v2.0)_30_March_2010.pdf) Any proposals for new or extended landfill or landraising sites should comply with relevant water management and protection policy requirements.
- 3.148 The availability of landfill void in Shropshire is declining and only one landfill site accepting mixed (non-hazardous) waste now remains operational near Ellesmere. An assessment of potential locations for future landfill sites in Shropshire in 2003 informed the development of the Waste Local Plan (2004) but no acceptable sites were identified in the Plan. A 2009 study of landfill capacity across the West Midlands indicated that existing capacity was expected to last until at least 2019, although alternative economic and diversion assumptions might extend this to as late as 2027/28.

### Key Evidence:

1. *Authority Monitoring Report (Shropshire Council 2014)*: summarises current information about the quantities and types of waste generated in Shropshire, together with information about how this waste is managed and the capacity of local waste management facilities;
2. *West Midlands Landfill Capacity Study 2009 Update (Scott Wilson 2009)*: summarises available information about the availability of landfill void space in the West Midlands, together with trends and future projections regarding the rate at which it is being consumed and its remaining life span;
3. *Assessment of Potential Locations for the Disposal of Non-Hazardous Waste in Shropshire (Entec UK Limited March 2003)*: Assessed potential locations for the disposal of non-hazardous waste in Shropshire by evaluating and updating the methodology developed by Shropshire County Council for the Waste Local Plan and by assessing in more detail, potential areas identified through the application of this methodology.

### Delivery and Monitoring of Policy:

**This policy will be delivered by:**

- The development management process;

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

- Available landfill capacity in Shropshire.
- The proportion of planning consent in which the policy referenced in planning conditions consistent with the policy criteria

## MD16 : Mineral Safeguarding

1. Applications for non-mineral development which fall within Mineral Safeguarding Areas (MSA) and which could have the effect of sterilising mineral resources will not be granted unless:
  - i. The applicant can demonstrate that the mineral resource concerned is not of economic value; or
  - ii. The mineral can be extracted to prevent the unnecessary sterilisation of the resource prior to the development taking place without causing unacceptable adverse impacts on the environment and local community; or
  - iii. The development is exempt as set out in the supporting text below.
2. Consistent with the requirements of Policy MD8, applications for non-mineral development within the identified buffer zone surrounding identified mineral transport and processing facilities will not be granted unless the applicant can demonstrate that:
  - i. The development proposed would not prevent or unduly restrict the continued operation of the protected infrastructure; or,
  - ii. That the identified facilities are no longer required or that viable alternative facilities are available.

MSA boundaries and protected mineral transport and processing facilities are identified on the Policies map and insets. The buffer zones which will apply to protected resources and facilities are identified in the explanatory text below.

3. Applications for permission for non-mineral development in a MSA must include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development or the protected mineral handling facility (termed a Mineral Assessment). This assessment will provide information to accompany the planning application to demonstrate to the satisfaction of the MPA that mineral interests have been adequately considered and that known mineral resources will be prevented, where possible, from being sterilised or unduly restricted by other forms of development occurring on or close to the resource;
4. Identification of these areas does not imply that any application for the working of minerals within them will be granted planning permission.

## Explanation

- 3.149 Minerals are finite resources and so their conservation and waste minimisation are important planning considerations. The National Planning Policy Framework and the Shropshire Core Strategy (Policy CS20) require the safeguarding of Shropshire's mineral resources. In order to conserve mineral

resources, every effort will be made to ensure that, where practicable, known mineral resources are not sterilised by other forms of development. The British Geological Survey was commissioned in 2008 by Shropshire Council to define the broad extent of Mineral Safeguarding Areas (MSAs) using criteria consistent with national good practice guidance. The MSA boundaries and protected mineral transport and processing facilities are illustrated on the draft Policies Map and more detailed information is available on an 'interactive' mineral safeguarding map which is available on the Council's website. The MSA includes information the Coal Authority's 'Surface Coal Resource Plan' (Sept 2008) which defines consultation arrangements for circumstances in which the Coal Authority need to be consulted on coal resources. Additional information specifically concerning local stone resources is available online from the English Heritage and BGS Strategic Stone Study which has been assembled to help identify and protect sources of local building and roofing stone:

[http://www.bgs.ac.uk/mineralsuk/mines/stones/EH\\_project.html](http://www.bgs.ac.uk/mineralsuk/mines/stones/EH_project.html)

3.150 Non-mineral development which is exempt from the requirements of Policy MD16 comprises:

- i. applications for householder development;
- ii. applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site;
- iii. applications that are in accordance with the development plan and site allocations where the assessment of site options took account of potential mineral sterilisation and determined that prior extraction was not required;
- iv. applications for advertisement consent;
- v. applications for reserved matters including subsequent applications after outline consent has been granted;
- vi. prior notifications (telecoms, forestry, agriculture, demolition);
- vii. Certificates of Lawfulness of Existing Use or Development (CLEUD) and Certificates of Lawfulness of Proposed Use or Development (CLOPUD);
- viii. applications for works to trees;
- ix. applications for temporary planning permission;
- x. development types already specified in the Local Development Plan as exempt from the need for consideration on safeguarding grounds;
- xi. applications for development of national, regional or local significance which outweighs the value of the mineral;

3.151 For the purposes of Policy MD16(2) the following safeguarding buffers will apply:

<b>Safeguarded Infrastructure</b>	<b>Buffer Size</b>
Main access road to mineral site	100m
Haul road within minerals site	50m
Existing mineral processing plant	250m
Extraction area: Sand & Gravel & Clay	100m
Extraction area: Crushed Rock & Opencast Coal	250m

3.152 For the purposes of MD16(3), where required, the assessment of the effect of the proposed development on mineral resources or mineral handling facilities can form part of any Design & Access Statement.

### **Key Evidence:**

1. *Minerals Safeguarding Areas for Shropshire including Telford and Wrekin (BGS 2008)* identifies the extent of individual mineral resources in Shropshire and defines Minerals Safeguarding Areas for each mineral resource.
2. *Coal Authority Surface Coal Resource Plan (Sept 2008)* identifies areas and consultation arrangements for circumstances in which the Coal Authority needs to be consulted on coal resource issues;
3. *Strategic Stone Study (English Heritage and BGS 2004)*: assembled information on known building stones used within Shropshire together with representative examples of construction from those stones and known building stone quarries.

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

**This policy will be delivered by:**

- The development management process;

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

- The number of applications refused due to the impact on safeguarded mineral resources and infrastructure.

## **MD17: Managing the Development and Operation of Mineral Sites**

1. Applications for mineral development will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:
  - i. Measures to protect people and the environment from adverse effects, including visual, noise, dust, vibration and traffic impacts;
  - ii. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network and the potential to transport minerals by rail. Where opportunities to transport minerals by rail are not feasible there will be a preference for new mineral sites to be located where they can obtain satisfactory access to the Primary Route Network;
  - iii. The cumulative impact of mineral working, including the concurrent impact of more than one working in a specific area and the impact of sustained working in a specific area;
  - iv. Impacts on the stability of the site and adjoining land and opportunities to reclaim derelict, contaminated or degraded land (Policy CS6);
  - v. Effects on surface waters or groundwater and from the risk of flooding (Policy CS18);
  - vi. Effects on ecology and the potential to enhance biodiversity;
  - vii. The method, phasing and management of the working proposals;
  - viii. Evidence of the quantity and quality of mineral and the extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate use of high quality materials;
  - ix. Protecting, conserving and enhancing the significance of heritage assets including archaeology.Where necessary, output restrictions may be agreed with the operator to make a development proposal environmentally acceptable.
2. Mineral working proposals should include details of the proposed method, phasing, long term management and maintenance of the site restoration, including progressive restoration towards full reinstatement of occupied land and removal of all temporary and permanent works. A satisfactory approach will avoid the creation of future liabilities and will deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
  - i. Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area;
  - ii. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
  - iii. A Management Plan, which should address the management requirements during each phase of the proposed development;
  - iv. A Reclamation Plan;

## MD17: Managing the Development and Operation of Mineral Sites

- v. Provision for a 5 year period of aftercare.

Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.

3. Proposals for the working of unconventional hydrocarbons should clearly distinguish between exploration, appraisal and production phases and must demonstrate that they can satisfactorily address constraints on production and processing within areas that are licensed for oil and gas exploration or production. Particular consideration will be given to the need for comprehensive information and controls relevant to the protection of water resources.
4. Where relevant, applications for the winning and working of coal should include proposals for the separation and stockpiling of fireclay so that its value as a mineral resource can be captured.
5. Sustainable proposals for the working of building stone will be supported, and a flexible approach will be adopted to the duration of planning consents for very small scale, intermittent but long term or temporary working to produce locally distinctive building and roofing stone consistent with the objectives of Policy MD2.
6. Where ancillary development is proposed, proposals should include satisfactory measures to minimise adverse effects, including:
  - i. Locating the ancillary development within or immediately adjacent to the area proposed for mineral working or on an established plant site;
  - ii. Restricting the principal purpose to a purpose in connection with the winning and working of minerals at the site or the treatment, storage or removal of minerals excavated or brought to the surface at that site;
  - iii. For imported minerals, where necessary, to limit the quantities involved to control the volume and type of traffic, and the establishment of an acceptable route for the traffic to and from the site;
  - iv. The cessation of the ancillary development when working of the mineral for which the site was primarily permitted has ceased and removal of plant and machinery to allow full restoration of the site.

Where ancillary development could have an adverse effect on the local environment which cannot be mitigated to acceptable levels, a condition may be attached to the planning permission to control the adverse effects by limiting development to an established plant site, or introducing a stand off from sensitive land uses, or mitigating effects in other ways, or as a last resort, withdrawing permitted development rights so that the ancillary development can be properly controlled by the terms of the planning permission.

## **Explanation:**

- 3.153 Mineral working is a temporary, but often long term activity which is essential to provide the infrastructure, buildings, energy and goods that the country needs. Technical work prepared in support of the Core Strategy describes the range of aggregate and industrial mineral resources which are currently worked in Shropshire. The best available data and discussion with neighbouring mineral planning authorities confirm that mineral allocations are only required during the Plan Period for sand and gravel working.
- 3.154 The National Planning Policy Framework also requires us to set out environmental criteria against which planning applications for mineral working will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health. Mineral working has the potential to impact on both groundwater and surface water as a result of removal of materials, de-watering activities and restoration activities. It is important that these aspects are fully considered at an early stage and applications should be accompanied by a hydro-geological risk assessment to assess the potential impacts of the proposal on environmental features supported by groundwater, for example, wetlands, watercourses, ponds or existing water supplies. A programme of groundwater level monitoring should commence well in advance of the submission of a planning application in order to inform the risk assessment. The assessment must consider whether potential impacts are deemed acceptable and/or can be appropriately managed through avoidance or mitigation measures. A Scheme of working based upon the HRA and groundwater level monitoring results should be submitted with any planning application. A 'water features survey' will also be required to identify environmental features and may require installation of monitoring infrastructure and implementation of a long term monitoring programme for the water environment.
- 3.155 Minerals are a finite resource and applications should be accompanied by appropriate evidence, collected through a professionally undertaken programme of drilling and mineral assessment, to demonstrate the quantity and quality of mineral.
- 3.156 Mineral working can also help to deliver substantial environmental and community benefits. We therefore also need to establish policies to support mineral working which helps to secure locally sensitive design consistent with Policy MD2 and to ensure that high quality restoration and aftercare of mineral sites takes place at the earliest opportunity and, wherever possible, helps to secure environmental networks or environmental and community benefits identified in the relevant local Place Plan. The restoration of mineral sites can make a positive contribution to the objectives of the Water Framework Directive by helping to achieve good ecological status by 2027 and supporting multi-functionality in after use schemes including environmental enhancements such as flood management and biodiversity benefits from wet washland attenuation.



### Key Evidence:

1. *Authority Monitoring Report (Shropshire Council 2014)*: summarises available information about the general distribution and working of mineral resources and provides more detailed information about aggregates working;
2. *Draft Local Aggregates Assessment (Shropshire Council and Telford & Wrekin Council 2014)*: summarises available information about the supply and working of mineral aggregates in Shropshire;
3. *National and Regional Guidelines for Aggregates Provision in England 2005-2020 (CLG 2011)*: sets out revised guidelines for aggregates provision for each Mineral Planning Authority (including Shropshire) for the period 2005 to 2020 inclusive. It also indicates how the guidelines should be taken into account in the planning process as a material planning consideration;
4. *West Midlands Aggregates Working Party Annual Report (WMRAWP 2010)*: provides statistical information on the sales and remaining reserves of aggregate minerals for each Mineral Planning Authority Area, derived from data provided by the minerals industry and collected and collated by Mineral Planning Authorities;
5. *Strategic Stone Study (English Heritage and BGS 2008)*: contains information on known building stones used within the county, together with representative examples of stone buildings and villages constructed from those stones; and known building stone quarries

### Delivery and Monitoring of Policy:

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

- The development management process;

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

- The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria;

## 4. Settlement Policies

### S1: Albrighton Area

#### S1.1: Albrighton Town Development Strategy

1. Albrighton will provide for local needs, delivering around 250 dwellings over the Plan period. Local needs will predominantly be met on two allocated sites, with small-scale windfall development within the development boundary making up the balance.
2. Land is allocated for housing development as set out in Schedule S1a below and identified on the Policies Map.
3. Land to the east of site ALB002 is safeguarded for the village's long-term development needs. Only development which would not prejudice the potential future use of this land to meet Albrighton's longer term development needs will be acceptable on the safeguarded land during the plan period.
4. Retail development will be directed to the village centre where it will benefit from, and contribute to, the town's historic character. The Primary Shopping Area on the High Street is protected for retail uses in accordance with Policies CS15 and MD10a.
5. All development proposals should have regard to the Albrighton Plan.

#### Schedule S1.1a: Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land at White Acres (ALB003) (ALBa in the Albrighton Plan)	Development to deliver housing that is capable of occupation by people of retirement age. A proportion of one and two-bed units is sought within the development. Development proposals should respect and enhance the character and significance of the Conservation Area and its setting, and provide an attractive pedestrian route between the High Street and Garridge Close. Vehicular access should accord with the 'Manual for Streets' concept of shared streets with very low vehicular speeds.	20

Allocated sites	Development Guidelines	Provision
<p>Land east of Shaw Lane (ALB002) (ALBb in the Albrighton Plan)</p>	<p>The provision of affordable housing as part of the development should have particular emphasis on intermediate affordable housing for local needs, assisting any innovative forms of community-led provision as appropriate. Amongst the market housing, a proportion of one or two bed units will be sought.</p> <p>Development proposals should help provide additional parking in the vicinity of Albrighton railway station. As part of the development, land will be provided on or adjoining the site for open space and leisure facilities including a children's play area, adult football pitch, youth shelter, multi-use games area and leisure centre/sports hall, with good pedestrian connections to the village.</p> <p>Proposals must provide for the long term comprehensive development of this site and facilitate an eventual through-road between Kingswood Road and the northern end of Shaw Lane. The site layout should allow for integration with future development on the safeguarded land over the longer term.</p>	<p>180</p>

### Schedule S1b: Employment Sites

*There are no employment sites allocated in the Albrighton area.*

### Explanation

- 4.1 The first Albrighton community-led Plan (the non-statutory 'Albrighton Neighbourhood Plan Light', hereafter called 'the Albrighton Plan') was adopted by the Parish Council in June 2013 and adopted by Shropshire Council for development management purposes on 26<sup>th</sup> September 2013. The policy will continue to apply to any updated or replacement community-led Plans for Albrighton that are formally adopted by Shropshire Council in the future.
- 4.2 The nature and scale of development is designed to maintain and enhance Albrighton's role as a Market Town/Key Centre as set out in Core Strategy Policy CS3, whilst respecting its location in the Green Belt and recognising that development should be for local needs.
- 4.3 Albrighton is surrounded on all but its eastern side by the West Midlands Green Belt, where Policies CS5 and MD6 apply. A limited amount of land to the east of Albrighton was removed from the Green Belt in the previous Local Plan 2006, to be safeguarded for the village's future development needs. Part of this safeguarded land at Shaw Lane / Kingswood Road is allocated in

Schedule S1a above for development during the 2006-2026 Plan period. The remainder is safeguarded for the village's long-term development needs and should be treated like Green Belt land in the meantime.

- 4.4 The type of housing sought should reflect local evidence in accordance with Policy MD3, and help balance the size, type and tenure of the local housing stock in accordance with Policy CS11 and paragraphs 2.1-2.5 of the Type and Affordability of Housing SPD. It is clear from the 2011 census that Albrighton has an ageing population that is mis-matched with a housing stock dominated by family housing. The community survey on which the Albrighton Plan is based found that 57% of those answering question 7 about their unmet housing requirements needed a one or two bedroomed home (97 out of 169 respondents to this question). In response, Policy ALB1 of the Albrighton Plan requires a high proportion of one and two bedroomed units.
- 4.5 In accordance with paragraph 50 of the NPPF, site ALB003 at Whiteacres (site ALBa in the Albrighton Plan) is identified as being capable of meeting the housing requirements of people of retirement age and should therefore include a mix of housing designed to be attractive for the 55-75 or 75+ age groups. The site is particularly well located for the active retired market, being within easy walking distance of Albrighton centre's services and facilities. An attractive pedestrian route that maximises the opportunity provided by the existing right of way should be an integral part of any scheme.
- 4.6 The development of Site ALB002 east of Shaw Lane (site ALB2b in the Albrighton Plan) will be accompanied by a masterplan in due course that will show the road network and land reserved for open space and parking uses. It is envisaged that Community Infrastructure Levy monies will be used to help provide the sports facilities on the reserved land.
- 4.7 To protect the centre for A1, A2, A3 and A4 uses in accordance with Policy ALB5 in the adopted Albrighton Plan, it is appropriate to apply the primary shopping area designation in Policy MD10a to Albrighton's centre. With reference to Policy MD10a, the Albrighton town centre area and the primary shopping area are identical. For simplicity, only the primary shopping area is displayed on the Policies Map.
- 4.8 All development will need to take account of known critical infrastructure constraints and requirements, as identified within the Albrighton Plan, the Albrighton Place Plan and LDF Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9 of the Shropshire Core Strategy.
- 4.9 The Donington and Albrighton Local Nature Reserve runs along the village's northern development boundary, details of which are at <http://www.dalnr.org/>. Development must have no adverse impact on the Local Nature Reserve or on local watercourses, in accordance with Policies MD12, CS6 and CS17 and the adopted Albrighton Plan Policy ALB10.
- 4.10 No villages or hamlets have to date requested designation as community hubs or cluster settlements in the Albrighton area. Development in the rural

area must meet the Green Belt Policies MD6 and CS5. The small village of Beckbury is inset (i.e. not included) in the Green Belt, and is treated as countryside under Policies MD7 and CS5. Affordable housing, small scale employment uses, some conversions and change of use, and uses appropriate to a rural area (such as agriculture) are permitted in the countryside and in the Green Belt.

- 4.11 The RAF Museum and RAF Cosford including the Defence College of Aeronautical Engineering (DCAE) to the north west of Albrighton are covered by Policy MD6.
- 4.12 Whilst there are currently no identified Community Hubs or Clusters in the rural area beyond Albrighton, there has been some delivery of housing in the past through affordable exception sites and the conversions of existing farm and other buildings which it is envisaged will continue.

### **S1.2: Community Hub and Cluster Settlements**

*There are currently no Community Hub or Cluster Settlements in the Albrighton area.*

### **S1.3: Area-wide Policies and Other Allocations**

#### **S1.3(i): Area-wide Policies**

1. Proposals for small scale office, workshop and light industrial uses and the expansion of existing businesses across the Albrighton area will be supported where they are well suited to employment use and meet Policies CS5, MD4, MD6 and MD7b as appropriate.

## S2: Bishop's Castle Area

### S2.1 Bishops Castle Town Development Strategy

1. Bishop's Castle will provide the focus for development in this part of Shropshire, with a housing guideline of around 150 dwellings for the period 2006-2026.
2. New housing development will be delivered through the allocation of a greenfield site together with a windfall allowance which reflects opportunities within the town's development boundary as shown on the Policies Map. The allocated housing site is set out in Schedule S2.1a and identified on the Policies Map.
3. To foster economic development and to help deliver a balance between new housing and local employment opportunities, the existing employment commitment in Schedule S2.1b for the Phase 2 expansion of Bishops Castle Business Park will be re-allocated as the most sustainable location for employment development. No further employment sites are allocated but existing commitments identified in Schedule 7.1c and the protection of existing employment areas in Policy MD9 will provide a range and choice of employment opportunities in the town.
4. To support Bishop's Castle's role as a Market Town, the extent of the town centre for retail purposes is identified on the Policies Map. Development proposals in this area will need to satisfy the policy requirements set out in Policy CS15 and Policy MD12.
5. Mitigation measures will be required to remove the adverse effects of development in Bishop's Castle on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure and applying the highest standards of design, in accordance with Policies CS6 and CS18.

#### Schedule S2.1a: Allocated Housing Site

Development of the allocated housing site identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in this schedule.

Site	Development guidelines	Provision
Schoolhouse Lane East (BISH013)	Subject to suitable and satisfactory vehicular access via the B4384, sensitive and careful landscaping to minimise the visual impact when viewed from the AONB and the retention of	40

	existing tree and hedge lines where possible.	
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### **Schedule S2.1b: Allocated Employment Site**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision (hectares)</b>
Land at Bishops Castle Business Park, Phase 2	Site has been re-allocated as the most sustainable location for new employment development and will extend the successful Phase 1 Bishop's Castle Business Park which is reaching full capacity. Committed with detailed permission SS1989/01127 for Class B2 uses the land requires to be made readily available through the provision of highway accesses from Phase 1 and through the servicing of the land into development plots to be marketed to end users.	2.8

### **Explanation**

- 4.13 Bishop's Castle provides services and facilities for a large, remote, deeply rural and in places sparsely populated part of south Shropshire. The nature and scale of future development is designed to maintain and enhance this small settlement's role as a Market Town as set out in Policy CS3.
- 4.14 The town lies to the west of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and much of the remainder of the Bishop's Castle area is within this nationally designated landscape. The town's medieval settlement pattern with its narrow roads means that vehicular access is often difficult. Much of the town centre lies within a Conservation Area, there are a large number of listed buildings and the castle site is a Scheduled Ancient Monument. The community has expressed a preference for development to the north and east of the town.
- 4.15 There was a net gain of 85 houses (either built or committed) between 2006 and 2013 so the Plan needs to make provision for around a further 65 homes. The previous growth rate (2006 -2013) was 12 houses per year. A further 65 homes over the Plan period represents a growth rate of 5 per year. This much lower rate reflects the community's aspirations for growth and takes into account the town's remote location and relatively small population size. In addition to the site allocation identified, there are significant opportunities for the development of windfall sites for housing within the existing development boundary.

- 4.16 Bishop's Castle Business Park is a small but successful employment area located to the south east of the town which is nearing full capacity with a small area of committed development shown in Schedule S2.1c below. The Business Park with the existing highway access and distributor road have the potential to deliver a significant Phase 2 expansion providing over 2 hectares of Class B1, B2 and B8 development in the period to 2026. The Phase 2 expansion will require the new land to be accessed and serviced through the existing Business Park before the site can be marketed as a readily available site for employment use.
- 4.17 The Plan HRA indicates that development in Bishop's Castle may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment and the Natural Environment Supplementary Planning Document.

<b>Schedule S2.1c: Committed urban employment sites</b>	
The committed urban employment sites below will provide a range and choice of economic development opportunities in the town.	
<b>Employment Sites</b>	<b>Provision (hectares)</b>
Bishops Castle Business Park, Phase 1, Plot 1a	0.3
Bishops Castle Business Park, Phase 1, Plot E	0.1

- 4.18 All development will need to take account of known infrastructure constraints and requirements, as identified within the Bishop's Castle Area Place Plan and LDF Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

<b>S2.2: Community Hub and Cluster Settlements</b>
<p>Community Hubs and Clusters in the Bishop's Castle area are identified in Policy MD1 and listed in the schedule below, together with the agreed housing requirements and key elements of each Hub and Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and the guidance in any community led plan or Parish Plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in the schedule.</p> <p>Mitigation measures will be required to remove the adverse effects of development</p>



in the Bishop's Castle area on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.

**Community Hubs:**

**S2.2(i): Bucknell**

Bucknell is a community hub with a housing guideline of around 100 dwellings over the period to 2026. Development in the village at 2013 comprises around 22 dwellings built (8 dwellings) or capable of delivery (14 dwellings). The majority of the remaining 78 dwellings will be delivered through the allocation of a single large, mixed use site close to or adjoining the principal services including the employment area, train station, village shop and village hall. The development of this allocation should provide a sustainable mix of dwelling types and sizes to meet local needs for affordable and family housing with employment units to accommodate existing businesses relocated within the site and further units to accommodate economic investment in the village.

The balance of housing development will be delivered through opportunities for small scale development on windfall sites within the existing development boundary identified on the Policies Map. Windfall development on small sites will be permitted within the development boundary to deliver around 8 new homes or to bring the level of housing development up to the desired level of 100 new houses in Bucknell.

Site	Development guidelines	Provision
Timber Yard / Station Yard (BUCK001)	Development to deliver a mixed use residential and employment development to provide: <ul style="list-style-type: none"> <li>i) providing 70 new houses (including 30 houses already permitted in principle) with new employment units and new premises for the existing village shop;</li> <li>ii) new employment units will accommodate existing / new businesses in the town and may also accommodate the existing timber yard enterprises.</li> </ul>	70

**S2.2 (ii): Chirbury**

Chirbury is a Community Hub with a housing guideline of around 30 additional dwellings over the period to 2026. There was a net gain of 1 house between 2011 and 2013. Key constraints include the Conservation Area and several listed buildings. Housing will be delivered through the development of the allocated site

**S2.2 (ii): Chirbury**

identified on the Policies Map and listed below.

Site	Development guidelines	Provision
Land to the rear of Horseshoe Road (CHIR001)	The Parish Council prefer that development should be in at least two phases, be accessed suitably and appropriately from the A490 and that an area of open space to act as a buffer to the existing properties on Horseshoe Road is provided.	30

**S2.2 (iii): Clun**

Clun is a community hub with a housing guideline of 70 new dwellings over the period to 2026. This development will be delivered through the allocation of a single large site located on the eastern edge of the town close to the existing services including the surgery and business park. The single allocation CLUN002 is expected to deliver a minimum of 60 dwellings to provide a sustainable mix of housing types and sizes to meet local needs for affordable and family housing.

The balance of development up to a maximum of 10 dwellings will be delivered through opportunities for small scale development on windfall sites within the existing development boundary. The management of windfall development in the town will respect the historic character of the settlement and the constraints imposed on the development potential of the town by the historic, narrow and restricted street pattern.

The scale of development in the town reflects the role of Clun as a principal service centre and visitor destination in the Clun valley on the western edge of the Area of Outstanding Natural Beauty.

Site	Development guidelines	Provision
Land at Turnpike Meadow (CLUN002)	Development to deliver a minimum of 60 dwellings on a site area with the capacity to deliver an appropriate mix, layout and design of housing and acceptable landscaping and open space provision. Access will be from the B4368 Clun Road forming a suitable junction on the southern boundary of the site. The development should link with the footpath on the northern boundary of the site providing pedestrian access to community facilities and services in the town. There is a need for a specific Flood Risk Assessment to determine whether the development can be delivered	60+

	within the Flood Zone 1 area on the proposed site. This assessment should investigate the need to reposition the eastern boundary of the site to accommodate the proposed scale of development.	
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### **S2.2 (iv): Lydbury North**

Lydbury North is a community hub with a housing guideline of around 20 dwellings for the period to 2026. This growth will be delivered exclusively on four allocated housing sites, which are capable of providing around 20 dwellings. These developments are capable of providing a mix of dwellings types, sizes and designs to accommodate a broad range of housing demands with larger dwelling types potentially accommodating live / work lifestyles.

Site LYD009 has frontage highway access directly onto the B4385 and is expected to be developed independently from the adjoining allocations at LYD007 and LYD008. Sites LYD007, LYD008 and LYD011 are served by local access roads which form a cross roads junction with the B4385 immediately to the west of LYD009. Sites LYD007, LYD008, LYD009 lie over a culverted watercourse and potential blockages may result in the backing up of discharge upstream with particular effect on site LYD011. A specific Flood Risk Assessment will be required to determine the scale of this effect.

The highway and junction configurations and the use of the B4385 as a route to Bishops Castle may require local highway / junction safety improvements as part of the development of the allocated housing sites. The village may also offer opportunities for exceptions sites for affordable housing development where this will satisfy a proven local need. All sites should provide adequate off street parking to relieve congestion on the narrow local access roads and seek opportunities for pedestrian links through the village where possible. Development will protect, conserve and enhance the character of the village and its heritage assets, their significance and setting, particularly within the central Conservation Area and will also respect the setting of the village within the Area of Outstanding Natural Beauty (AONB).

Lydbury North Parish is a vanguard location for community planning. Proposals will form part of an emerging Community Led Plan providing additional guidance and helping to inform planning decisions in the parish.

<b>Site</b>	<b>Development guidelines</b>	<b>Provision</b>
South of Telephone Exchange (LYD007)	LYD007 is an undeveloped site within the countryside adjoining the village with frontage to the local access road and bounded by the operational telephone exchange. The site is proposed for the development of smaller 2 or 3 bed dwellings in a terraced layout. The design seeks to provide lower cost, open market housing along with the required affordable housing	8

<b>S2.2 (iv): Lydbury North</b>		
	contribution to satisfy local needs. The design of the development should respect the countryside setting in the AONB and existing residential amenity.	
North of Telephone Exchange (LYD008)	LYD008 is a similar site to LYD007 but is smaller and more closely associated with the built form of the village to the north and west. The site is proposed for the development of larger 3 or 4 bed dwellings in a mixed semi-detached / detached layout. The design seeks to contribute to the mix of dwellings types and sizes to be delivered across the allocations in the village. The design of the development should respect the countryside setting in the AONB and existing residential amenity.	5
Former Garage (LYD009)	Brownfield redevelopment opportunity on an under used and visually intrusive former garage site including an existing residential bungalow, which is expected to remain on the site. LYD009 has the benefit of direct vehicular access from the B4385 and should provide a gateway development to enhance the character of the village and its setting within the AONB. The site could accommodate 2 new dwellings subject to dwelling type and size and the impacts of a covenant affecting part of the site.	2
Land adjacent to Church Close (LYD011)	LYD011 is a discreet greenfield site enclosed within the built form of the village and located close to the edge of the Conservation Area in the setting of St Michael's and All Angels Church. This site offers the potential for a small, higher value housing development to provide 4 bed detached dwellings. This development is expected to reflect the character of the settlement in terms of plot sizes and dwelling type and design.	4

### **Community Clusters:**

<b>S2.2 (v): Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington</b>
The settlements of Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington are a Community Cluster within Chirbury and Brompton Parish where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 20 additional dwellings over the period to 2026.

**S2.2 (vi): Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)**

This group of 6 smaller settlements (which do not have development boundaries) is a community cluster where development will be expected to deliver an additional 15 dwellings over the period to 2026. Development is expected to comprise small scale infilling and conversion on suitable sites within or adjoining these 6 named settlements. The larger settlements of Clungunford and Hopton Heath may offer larger development sites close to key community services in the parish providing more sustainable development opportunities.

Development should be located on small scale infilling sites and conversions within or adjoining Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes). Clungunford and Hopton Heath may provide larger sites offering better opportunities for sustainable development.

**S2.2 (vii): Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone**

The settlements of Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone within Worthen with Shelve Parish are a Community Cluster where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 15 additional dwellings over the period to 2026. The Worthen with Shelve Parish Council Local Implementation Plan expresses a preference for no more than 5 dwellings in any third of the Plan period and no more than 2 dwellings per site.

**S2.2 (viii): Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog.**

The settlements of Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog within Worthen with Shelve Parish are a Community Cluster where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 15 additional dwellings over the period to 2026. The Worthen with Shelve Parish Council Local Implementation Plan expresses a preference for no more than 5 dwellings in any third of the Plan period and no more than 2 dwellings per site.

**S2.2 (ix): Wentnor and Norbury**

The settlements of Wentnor and Norbury within Myndtown Combined Parish are a Community Cluster where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 25

**S2.2 (ix): Wentnor and Norbury**

additional dwellings over the period to 2026.

**S2.2 (x): Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.**

The settlements of Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott within Worthen with Shelve Parish are a Community Cluster where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 30 additional dwellings over the period to 2026.

The Worthen with Shelve Parish Council Local Implementation Plan expresses a preference for the following:

- a) phased development so that no more than 10 houses are permitted in each third of the Plan period,
- b) no single site is developed for more than 5 houses,
- c) the existing gap between the villages of Worthen and Brockton remains undeveloped to maintain the distinctive character and separate nature of the two settlements.

## Explanation

- 4.19 Community Hub and Cluster settlements are identified in Policy MD1 (Schedule MD1.1). The Schedule above sets out further information in relation to those settlements in the Bishop's Castle area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans guidance but new or updated plans/guidance may come forward over the Plan period. As with the identification of settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings but also with consideration to other aspects of the evidence base, including land availability, site suitability, current housing commitments and past rates of development as well as information and views from the promoters of sites, residents and other stakeholders.
- 4.20 The Plan HRA indicates that development in the Community Hubs of Bucknell, Clun, Lydbury North, and the Community Cluster of Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulations Assessment.

- 4.21 Further to the need for development to have regard to Policy MD8, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in this area, with the Place Plans providing further information on infrastructure needs and priorities.

### **S2.3: Area-wide Policies and Other Allocations**

1. Mitigation measures will be required to remove the adverse effects from development in the Bishop's Castle area on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.
2. Windfall opportunities to develop around 4 hectares of suitable small scale employment uses within Bishops Castle and in the Community Hubs, Community Clusters or appropriate rural locations will be permitted. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.
3. Developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed employment sites in Schedule S2.1d below.

#### **Schedule S2.1d Committed Rural employment sites**

<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Bucknell	Timber Yard / Station Yard, Bucknell	1.4

#### **Explanation**

- 4.22 The Plan HRA indicates that development in the Bishop's Castle area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment and the Natural Environment Supplementary Planning Document.
- 4.23 Opportunities for small scale employment development will also be permitted on suitable unallocated sites in appropriate development locations to extend the range and choice of the employment offer within the Bishops Castle area. The regeneration of existing employment areas will also be encouraged to further improve the quality of the employment offer.

## S3: Bridgnorth Area

### S3.1: Bridgnorth Town Development Strategy

1. Over the period 2006-2026, Bridgnorth will maintain and enhance its role in accordance with Policy CS3 by making provision for the needs of the town and surrounding hinterland, including attracting businesses to the area and allowing existing businesses to expand.
2. Around 1,400 dwellings and around 13 hectares of employment land with 6.6 hectares to relocate the existing Livestock Market, will be delivered in Bridgnorth on a mix of windfall and allocated sites. Land is allocated for housing and employment development as set out in Schedules S3.1a and S3.1b below and identified on the Policies Map.
3. Retail development will be directed to the town centre where it will benefit from, and contribute to, the town's historic character. The Primary Shopping Frontage at High Street and Whitburn Street are protected for retail uses in accordance with Policies CS15 and MD10a and MD10b.
4. Existing employment land at Bridgnorth Aluminium campus, Faraday Drive, Stanmore Industrial Estate and Stanley Lane as shown on the Policies Map will be reserved for business and industrial uses. Development on these safeguarded employment sites will be for uses within classes B1, B2, B8 for offices, workshops, general industry or storage and distribution uses and appropriate sui generis uses.

### Schedule S3.1a: Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land north of Wenlock Road, Tasley (BRID001/BRID020b)	Mixed development of dwellings; retirement or supported housing accommodation; hotel; recreation space and neighbourhood centre comprising local facilities such as a petrol station with small convenience store, day care, health & fitness facilities (this is subject to the relocation of the livestock market and provision of a fully serviced business and industrial estate on sites ELR011b and ELR011a respectively).	200 dwellings 6.3 Ha for other uses
Land north of Church Lane, Tasley	Residential development, subject to the provision of public open space that extends	300



Allocated sites	Development Guidelines	Provision
(BRID020a)	the environmental network and provision of direct access to a new roundabout on the A458 and the protection of Church Lane as a quiet lane shared with pedestrians.	

### Schedule S3.1b: Employment Sites

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated Sites	Development Guidelines	Provision (hectares)
Land at Tasley south of the A458 bypass (ELR011/a)	Development to deliver a business park comprising offices, industrial and warehousing uses (use classes B1, B2, B8 and appropriate sui generis uses) subject to access by means of a new roundabout on the A458 and adequate landscaping.	6.7 (Net of landscaping)
Land at Tasley south of A458 at Tasley (ELR011/b)	Allocated for the relocation of the existing livestock market together with its existing or alternative ancillary uses only. Suitable landscaping and woodland planting will be provided along the site edge.	6.6 (Net of landscaping)
Land at Old Worcester Road (W039)	Allocated for employment uses with a presumption in favour of the development of recycling and environmental industries. A specific Flood Risk Assessment will be required to investigate surface water flow paths within the site, with the objective of implementing appropriate surface water management measures to keep the affected areas in open use.	1.5

### Explanation

- 4.24 Policy CS3 indicates that additional development will help to strengthen Bridgnorth's economic role and maintain its role as a sustainable place. To maintain its role, the town will need to accommodate balanced housing and employment development within its development boundary and on sites allocated for development.

- 4.25 Great concerns were raised by the local community about the concentration of development at Tasley and crossing the bypass, but at the present time the town has little option but to extend in a north-west direction due to Green Belt, topographical and landscape constraints in all other directions. It is recognised that the Green Belt will need to be reviewed in the next Local Plan review.
- 4.26 This scale of growth is necessary in order to meet paragraph 182 of the National Planning Policy Framework (NPPF) requirement to plan positively to meet Shropshire's housing, employment and infrastructure needs. The proposed allocations provide a balanced scheme that will deliver a mix of employment and residential development along with road network improvements and community facilities. The planned, comprehensive scheme represented by the allocations at Tasley (BRID020a, BRID020b, ELR011/a, ELR011/b) will deliver more for the town and local community than a collection of smaller, ad hoc proposals.
- 4.27 One of the Plan's aims is to help deliver a better balance between housing and employment in Bridgnorth, and to provide additional local employment opportunities to reduce the need to commute out of the town for work.
- 4.28 To this end, existing employment land will be safeguarded and supplemented by the provision of around 13 hectares of developable land to encourage a wide range of local employment opportunities including the remaining land at Chartwell Business Park (4.6ha after excluding the permitted retail uses on the western half of the site) with land at Old Worcester Road (1.5ha) for waste management development and Land South of the A458 for a new business park / industrial estate (6.7ha). In addition, further land has been made available south of the A458 for the relocation of the existing livestock market (6.6ha) from its current site. This provision will be supported by the protection of existing employment areas within and adjoining the town at Bridgnorth Aluminium, Faraday Drive, Stanmore Industrial Estate and Stanley Lane in accordance with Policy MD9. This is necessary to meet the requirements of the NPPF to place significant weight on the need to support economic growth through the planning system and to plan proactively to meet the development needs of the business.
- 4.29 The allocated employment sites in Schedule S3b will complement the committed urban employment sites below to provide a range and choice of economic development opportunities in the town.

<b>Schedule S3.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Bridgnorth	Stanmore Industrial Estate, Stanmore	2.8
Bridgnorth	Bridgnorth Aluminium, Stourbridge Road	0.3

<b>Schedule S3.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Bridgnorth	Faraday Drive (East & West), Bridgnorth	0.3
Bridgnorth	Chartwell Business Park (East)	4.6

- 4.30 The scale of residential development over the remaining Plan period will be significantly lower than that in recent years (around 700 further dwellings planned over the 13 years 2013-2026 is approximately half the rate of the approximate 700 dwellings built or committed in the 7 years 2006-2013) and less than the Shropshire rate of growth<sup>1</sup>. It is expected that the rate of windfall development in Bridgnorth will slow in future years as fewer sites are now available relative to previous years.
- 4.31 Land across the bypass at ELR011/a is only being released on the condition that it is for the town's long-term business and industrial needs (use classes B1, B2 & B8 and appropriate sui generis uses including car dealerships) and it is therefore appropriate to reserve it entirely for such uses. Use class A1 retail developments will not be permitted on this land in accordance with Policy CS14.
- 4.32 Land at ELR011/b will only be released for the relocation of the livestock market and its associated uses. Should the livestock market close permanently, the land will be reserved for future B1, B2 or B8 uses only.
- 4.33 The land shown on the Policies Map as allocations ELR011/a and ELR011/b includes a generous allowance (over 6 ha) for landscaping and sustainable drainage, with a net developable area of 6.7 ha and 6.6 ha respectively. Landscaping and drainage will be detailed at planning application stage.
- 4.34 All development will need to take account of known critical infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

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<sup>1</sup> Shropshire-wide growth is 1.06% per annum (27,500 dwellings added to 129,674 households at the 2011 census, over 20 years). Bridgnorth's rate of growth 2006-2013 was 1.7% p.a. (700 dwellings added to approx. 6,000 dwellings in Bridgnorth and Tasley over 7 years) while the planned rate of growth 2013-2026 is 0.9% (700 dwellings over approx. 6,000 dwellings over 13 years). In contrast, the growth in households in the two Bridgnorth wards between the 2001 and 2011 censuses was 3.9%.

### **S3.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Bridgnorth area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

#### **Community Hub:**

##### **S3.2 (i): Ditton Priors Community Hub**

Ditton Priors is a Community Hub with a housing guideline of around 26 additional dwellings over the plan period to 2026. This will be delivered through the development of the allocated site together with development by infilling, groups of dwellings and conversions on suitable sites within the development boundary identified on the Policies Map. Small, well designed developments of less than 6 dwellings are acceptable within the development boundary provided they are sensitive to the village's Conservation Area and its location within the AONB.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land opposite 6 Station Road (DITT005)	Development to be small scale and in keeping with the surrounding village character.	12

#### **Community Clusters:**

##### **S3.2 (ii): Neenton Community Cluster**

Neenton is a Community Cluster settlement where development by limited infilling and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with housing guidelines of around 7 additional dwellings over the period to 2026.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Pheasant Inn (NEE001)	Development to deliver a mix of affordable and market dwellings and to support the reopening of the Pheasant Inn as a community held building.	7

### **S3.2 (iii): Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett Community Cluster**

The settlements of Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett are a Community Cluster in Morville Parish where development by infilling, conversions and small groups of dwellings may be acceptable on suitable sites, with a housing guideline of around 15 additional dwellings over the period to 2026. New housing will be delivered through appropriate small scale infill and windfall development within or immediately adjoining these villages.

### **Explanation**

- 4.35 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Schedule MD1.1). The schedule above sets out further information in relation to those settlements in the Bridgnorth area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.
- 4.36 Further to the need for development to have regard to Policy MD8 – Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans providing further information on infrastructure needs and priorities.

## **S3.3: Area-wide Policies and Other Allocations**

### **S3.3(i): Area-wide Policies**

1. Developments that contribute to the area's economy are encouraged on sites that are inset (i.e. not included) in the surrounding Green Belt at Stanmore Industrial Estate and Alveley Industrial Estate.
2. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. 5 hectares of employment development are expected to take place on small-scale windfall sites across the Bridgnorth area over the Plan period and will be positively considered in relation to employment Policy MD4 and the relevant policies for Bridgnorth (CS3), hub and cluster settlements (CS4) or the rural area (CS5, MD6 & MD7b) as appropriate.

### S3.3: Area-wide Policies and Other Allocations

#### Schedule S3.1d: Committed Rural Employment Sites

Settlement	Employment Sites	Provision (hectares)
Alveley	Alveley Industrial Estate, Alveley	0.1
Ditton Priors	Adj Ditton Priors Industrial Estate, Ditton Priors	0.9

#### S3.3(ii): Minerals Allocation

3. Further to Policy MD5, to maintain an adequate and steady supply of sand and gravel during the Plan period in accordance with the established production requirement, an extension to the existing operational site at Morville, near Bridgnorth, is allocated as shown on the Policies Map:

#### Schedule S3.1e: Minerals Allocation

Allocated site	Development Guidelines	Provision
Morville Quarry Extension	Development is subject to appropriate measures to control potential cumulative impacts associated with concurrent or sequential mineral extraction operations in the local area and further assessment and appropriate mitigation measures to address potential adverse impacts on biodiversity and residential amenity.	20.76 ha - Approximate productive capacity: 0.7 million tonnes

## Explanation

### Area Wide Policies

- 4.37 There are a number of well-established existing rural industrial estates and employment sites in the rural area around Bridgnorth, including complexes of rural buildings. These sites make an important contribution to the overall provision of employment land and buildings, and to the rural economy. Further to Policies CS4 and CS5, Policy S3.3(i) confirms the Local Plan's positive approach to appropriate employment development in the rural areas and developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed employment sites in Schedule 3.1d. Redevelopment proposals in the Green Belt should refer to Policy MD6.
- 4.38 The area east of the River Severn lies in the metropolitan Green Belt, in which Policy MD6 applies. The exceptions are the villages of Claverley, Alveley and Worfield which are inset (i.e. not included) in the Green Belt, and are treated as countryside in which Policy MD7a and MD7b apply. Affordable housing,

small scale employment uses, some conversions and change of use, and uses appropriate to a rural area (such as agriculture) are permitted in the countryside (and in the Green Belt).

- 4.39 For chalet sites in the Severn Valley please see Policy MD11.

*Minerals Allocation*

- 4.40 Policy MD5 sets out detailed policy regarding sites for sand and gravel working, including all of the sites allocated for working in the Plan period. The extension to Morville Quarry will support the comprehensive working of mineral resources at a well-established existing quarry with good access to local markets.

Pre-Adoption

## **S4: Broseley Area**

### **S4.1: Broseley Town Development Strategy**

1. Over the period 2006-2026, around 200 dwellings and around 2 hectares of employment land are planned for Broseley. Apart from the site at Dark Lane, housing developments should be small scale to reflect the local character and meet the design principles in Policies DS1-DS9 of the Broseley Town Plan.
2. All development proposals should have regard to the adopted Broseley Town Plan. Local green spaces as identified on the Broseley Town Plan map will be protected from inappropriate development that harms their open character.
3. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Existing employment land will be protected unless it can be shown that a site is no longer viable, in which case proposals for mixed uses will be supported where the proposed alternative use would provide equal or greater benefits for the local community than the current use.
4. Land is allocated for employment development as set out in Schedule S4.1b below and identified on the Policies Map.
5. Tourist related development will be supported where it enhances an existing business on the same site, offers a conservation gain by restoring or improving the sustainable use of a heritage asset in accordance with MD13, or creates a new tourism related business on a suitable infill or brownfield site.
6. Retail development will be directed to the village centre where it will benefit from, and contribute to, the town's historic character. The Primary Shopping Area as shown on the Policies Map is protected for retail uses in accordance with Policies CS15 and MD10a.

#### **Schedule S4.1a: Housing Sites**

*There are no housing sites allocated in the Broseley area.*

#### **Schedule S4.1b: Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.



<b>Allocated Sites</b>	<b>Development Guidelines</b>	<b>Provision (hectares)</b>
Land south of Avenue Road ELR017	The following site is allocated for employment-related development: for small scale office, workshop and light industrial uses (B1 use class) with access directly off Avenue Road. Development is subject to the completion of an archaeological assessment and appropriate mitigation measures as required and the layout and design must respect the character and significance of the Conservation Area.	1.3 Ha

## **Explanation**

- 4.41 The Broseley Town Plan (September 2013) was produced by the Town Council and formally endorsed by Shropshire Council as the local planning authority. The vision, objectives and Policies A1, A3, DS1-DS9, H1-H9, ED1-ED4, VE1-VE2, HP4, HP5, HP8, HP9, ENV1-ENV5 in the Broseley Town Plan were adopted as material considerations for development management purposes by resolution of Shropshire Council on 26th September 2013. Development will be expected to meet the policies and guidelines contained in the Broseley Town Plan 2013 and any other future community-led plan or masterplan that is adopted by Shropshire Council.
- 4.42 Shropshire's approach to protecting areas for their amenity, landscape or environmental characteristics is set out in Policies CS6, CS17 and MD12. Areas of value will be identified on an environmental networks map produced alongside the Natural Environment Supplementary Planning Document (SPD). The same approach is used here through a policy cross-link to the Broseley Town Plan map, which identifies local valued green spaces. The Town Plan and accompanying map was the subject of detailed public consultation over 2013 by the Broseley Town Council. It is anticipated that it will be updated at regular intervals.
- 4.43 No housing allocations are proposed for Broseley as 48 dwellings have already been built in the period 2006-2013, 34 dwellings have planning consent (as at 31<sup>st</sup> March 2013) and there is a resolution to grant planning permission (subject to a section 106 legal agreement ref. 12/02108/FUL) for 94 homes at Dark Lane. The remaining requirement of 24 homes can be met through windfall developments.
- 4.44 An allocation of 1.3 hectares of land is made for employment uses off Avenue Road. This site has reasonable road access from the main road and limited visual impact, being set back and located adjoining the power pylons.
- 4.45 Broseley has a number of employment premises, some of which are thriving and will be supported to grow, and others which are ready for re-use for other purposes and will be assessed on an individual basis. The Broseley Town Plan identifies the former factory site at Calcutts Road in the latter category, and supports its redevelopment for mixed uses, including housing.

- 4.46 To protect the centre for A1, A2, A3, A4 and A5 uses in accordance with Policy ED4 in the adopted Broseley Town Plan, it is appropriate to apply the primary shopping area designation in Policy MD10a to Broseley's centre. With reference to Policy MD10a, the Broseley town centre area and the primary shopping area are identical. For simplicity, only the primary shopping area is displayed on the Policies Map.
- 4.47 All development will need to take account of known critical infrastructure constraints and requirements, as identified within the Broseley Place Plan and LDF Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.48 Whilst there are currently no identified Community Hubs or Clusters in the rural area beyond Broseley, there has been some delivery of housing in the past through affordable exception sites and the conversions of existing farm and other buildings which it is envisaged will continue.

#### **S4.2: Community Hub and Cluster Settlements**

*There are currently no Community Hub or Cluster Settlements in the Broseley area.*

#### **S4.3: Area-wide Policies and Other Allocations**

##### **S4.3(i): Area-wide Policies**

1. Suitable small scale employment uses within Broseley or appropriate rural locations will be permitted, with provision of a total of around 2 hectares of employment land on windfall opportunities planned for the 2006-2026 Plan period. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD4.

## S5: Church Stretton Area

### S5.1 Church Stretton Town Development Strategy

1. Church Stretton will provide a focus for development in this part of Shropshire, with a housing guideline of about 370 dwellings and about 1 ha of employment land for the period 2006-2026.
2. New housing development will be delivered through the allocation of greenfield sites together with windfall development which reflects opportunities within the town's development boundary as shown on the Policies Map. The allocated housing sites are set out in Schedule S5.1a and identified on the Policies Map.
3. To foster economic development and to help deliver a balance between new housing and local employment opportunities, a specific site allocation of around 1 hectare of new employment land for class B1 uses (offices or light industrial) is set out in Schedule S5.1b and identified on the Policies Map.
4. To support Church Stretton's role as a Market Town, the extent of the town centre for retail purposes is identified on the Policies Map. Development proposals in this area will need to satisfy the requirements set out in Policy CS15 and Policy MD10a.
5. New development must recognise the importance of conserving and where possible enhancing, the special qualities of the Shropshire Hills Area of Outstanding Natural Beauty as set out in the AONB Management Plan and should be in accordance with Policies MD12 and MD13. Particular care should be taken with the design and layout of development in accordance with Policy MD2.

### Schedule 5.1a: Allocated Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in this schedule.

Site	Development guidelines	Provision
School Playing Fields (CSTR018)	<p>Development is subject to the provision of replacement sporting/recreational facilities of an equivalent or better quality and size (2.2ha) in a similarly accessible location and to satisfactory and appropriate vehicular access.</p> <p>Development must be carefully designed to take account of a specific Flood Risk Assessment to determine the developable are of the site and groundwater Source Protection Zones (SPZ) 1 and 2, in consultation with the Environment Agency. To safeguard groundwater resources, areas of SPZ1</p>	Up to 50

<b>Schedule 5.1a: Allocated Housing Sites</b>		
	within the site should be used for Public Open Space. Additionally, the design and layout of development must have regard to the setting of the Conservation Area.	
Battlefield to rear of Oaks Road/Alison Road (CSTR019)	Development is subject to satisfactory and appropriate vehicular access which must safeguard protected trees. The design and layout of development must have regard to the setting of the Conservation Area. A site specific Flood Risk Assessment must also be carried out to confirm residual risk arising from the watercourse on the site's northern boundary.	50

<b>Schedule 5.1b: Allocated Employment Sites</b>		
Development of the allocated employment site identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS14, Policies MD2, MD4 and MD8 and the development guidelines and approximate site provision areas set out in this schedule.		
Site	Development guidelines	Provision (hectares)
Springbank Farm (ELR078)	Development of class B1 uses will be subject to satisfactory and appropriate vehicular access and ecological assessment. The design and layout of development will need to satisfactorily address topographical, drainage and flood risk issues to be investigated through a specific Flood Risk Assessment to determine the developable area of the site.	1.27

## **Explanation**

- 4.49 Church Stretton provides services and facilities for a wide rural hinterland in south Shropshire. The nature and scale of future development is designed to maintain and enhance the settlement's role as a Market Town as set out in Policy CS3.
- 4.50 The town lies entirely within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) as does much of the remainder of the Church Stretton area. To the west of the town, the Long Mynd is a Site of Special Scientific Interest and the Town Council's Coppice Leasowes Local Nature Reserve is situated to either side of the A49 just north of the town centre. There are Scheduled Ancient Monuments at Nover's Hill to the north and Brockhurst to the south.

The Old Rectory to the south west of the town centre is an historic designed landscape of at least regional significance. Woodlands, some of which are ancient, and trees provide an important and attractive setting for the town and many are protected by individual and group Tree Preservation Orders.

- 4.51 The high quality environment provides a significant constraint to development in the town, particularly to the west of Shrewsbury Road and the High Street and on the higher slopes of the Stretton Hills to the east. Development on the valley floor to the south-west is constrained by flood risk. Much of the town centre lies within a Conservation Area. The separation of the two smaller settlements of All Stretton and Little Stretton from Church Stretton is greatly valued by the community.
- 4.52 There was a net gain of 201 houses (either built or committed) between 2006 and 2013 so the Plan now needs to make provision for a further 169 homes. The growth rate between 2006 and 2013 was 28.7 houses per year and a further 169 homes over the remainder of the Plan period represents a growth rate of 13 per year. This much lower rate recognises the town's location within the Shropshire Hills AONB and the contribution that the area's high quality environment makes to the local economy, particularly through tourism. It is also in line with Policy CS3 which seeks to deliver development in Church Stretton that balances environmental concerns whilst meeting local needs. In addition to the site allocations identified, there are significant opportunities for the development of windfall sites within the development boundary.
- 4.53 The allocation of a greenfield site for employment use addresses an identified need for small offices and light industrial use. It redresses the historically low level of employment development in Church Stretton and the fact that, at April 2013, there were no committed employment sites awaiting development. The employment allocation also provides a balance to recent and planned levels of housing growth. The regeneration of existing employment areas within the town's development boundary will additionally be encouraged to further improve the quality of the employment offer.
- 4.54 The AONB designation means that the highest and most sensitive design standards will be sought for all forms of new development in Church Stretton to minimise any adverse effects on landscape character and visual amenity in line with Policies CS6, MD2, MD12 and MD13. Guidance on how new development can conserve and enhance the distinctive characteristics of the town and its surroundings is provided in the AONB Management Plan, the Town Design Statement and other community led plans such as the Shop Front Design Guide.
- 4.55 All development will need to take account of known infrastructure constraints and requirements, as identified within the Church Stretton Place Plan and LDF Implementation Plan. This includes wastewater infrastructure capacity as whilst the allocated sites may not independently have an impact, the scale of development is such that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local

infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S5.2: Community Hub and Cluster Settlements**

There are no Community Hub or Community Cluster settlements in the Church Stretton area.

### **S5.3: Area-wide Policies and Other Allocations**

Windfall opportunities to develop around 2 hectares of suitable small scale employment uses within the Church Stretton development boundary and other appropriate rural locations, including Community Hubs and Community Clusters will be permitted. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.

#### **Explanation**

- 4.56 Further opportunities for small scale employment development will be permitted on suitable unallocated sites in appropriate development locations in the wider Church Stretton area to extend the range and choice of the employment offer.

## S6: Cleobury Mortimer Area

### S6.1: Cleobury Mortimer Town Development Strategy

1. As a key centre, Cleobury Mortimer will continue to provide facilities and services for its rural hinterland. To support this role, around 350 additional dwellings and a minimum of 0.7 hectares of employment land will be delivered over the Plan period 2006-2026.
2. New housing development will be delivered on two allocated housing sites off Tenbury Road set out in schedule S6.1a, and identified on the Policies Map, alongside additional infill and windfall development within the town's development boundary.
3. To foster economic development and to help deliver a balance between new housing and local employment opportunities, a specific site allocation for new employment land at New House Farm, adjacent to the existing industrial estate on Tenbury Road, is set out in Schedule S6.1b and identified on the Policies Map. Other appropriate brownfield opportunities for employment use within the town will also be supported. Existing employment areas are safeguarded for employment use in accordance with Policy MD9.
4. New development will take account of known infrastructure constraints and requirements identified in the LDF Implementation Plan, Place Plan and any additional infrastructure capacity assessments recognising the impacts of incremental growth, and will support the delivery of local infrastructure improvements in line with Core Strategy Policies CS8 and CS9, including through appropriate financial contributions.
5. To support Cleobury Mortimer's role as a District Centre new main town centre uses will be focussed within the defined town centre area identified on the Policies Map, and will be subject to Policies CS15 and MD10a and MD10b.

### Schedule S6.1a: Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land off Tenbury Road (CMO002)	Development subject to access off Tenbury Road, landscaping and sensitive design taking account of the sloping nature of the site, including the retention of valued trees and appropriate drainage scheme. To include pavement along Tenbury Road and potential for	12

Allocated sites	Development Guidelines	Provision
	enabling access to adjoining site at New House Farm. (Site with planning permission subject to S106 agreement - reference number: 13/02548/OUT)	
Land at New House Farm (CMO005)	Development subject to access off Tenbury Road or via adjoining site off Tenbury Road (CMO002). Subject to sensitive design, landscape buffering and screening between new housing development and the Brewery on adjacent land to the south, and an appropriate drainage scheme.	7

### Schedule S6.1b: Employment Sites

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated sites	Development Guidelines	Provision (hectares)
Land adjacent to Cleobury Mortimer Industrial Estate, New House Farm (ELR068CM)	Suitable for the full range of Class B1, B2, B8 employment uses. Development subject to appropriate access off Tenbury Road or via existing estate access and appropriate drainage scheme.  (part of site with planning permission – reference number: 12/00782/OUT)	0.7

### Explanation

- 4.57 Cleobury Mortimer is a small market town in south east Shropshire which acts as an important service centre for the wider area. It lies on the A4117 around 10 miles to the east of Ludlow and six miles to the west of Bewdley. Much of the town centre lies within a Conservation Area, and there are a number of listed buildings including the Grade I listed St Mary's Church, the crooked spire of which is a feature of the landscape. Physical constraints to development include the River Rea and its tributaries and the town's setting in the wider landscape.
- 4.58 Policy CS3 identifies that Cleobury Mortimer needs balanced housing and employment development on allocated sites and within the development



boundary to meet local needs. The town has a growth aspiration of around 350 houses and a minimum of 0.7 ha of new employment land between 2006 and 2026. Since 276 homes have already been built since 2006 or are committed for development, the Plan now needs to make provision for about a further 74 new homes to help deliver the housing requirement during the period 2006-2026.

- 4.59 The allocations set out in Schedule S6.1a, and identified on the Policies Map, provide for around 19 dwellings. They are fairly well contained in the landscape and do not unduly extend the town's built form along the eastern and western approaches of the A4117. They are also close to the town's services, facilities and employment areas. In addition to the allocations on Tenbury Road, two planning applications have been recently approved (since April 2013) within the town that will contribute another 37 dwellings and there are some further opportunities for development of windfall sites within the existing town boundary, which will assist delivery of the local aspiration for growth.
- 4.60 Cleobury Mortimer also plays a role as an employment centre for the wider area. Allocation for further expansion of employment uses at Cleobury Mortimer Industrial Estate at New House Farm on Tenbury Road will help to support and enhance this role and provide more balanced development recognising that there has been some loss of employment land in recent years. This site is capable of accommodating a range of employment uses to help meet the needs of Cleobury Mortimer identified in the Employment Land Review. A small allocation is also proposed at the existing Old Station Business Park, about ½ mile to the north east of the town, to help meet local employment needs in the wider area (this is set out in Schedule S6.3a). In addition, two key sites in the town are protected for employment use under Policy MD9.
- 4.61 All development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. For Cleobury Mortimer this includes wastewater infrastructure capacity and hydraulic modelling will be required for development in the north west, west and south west. Development should be phased appropriately to take account of critical infrastructure delivery, recognising the incremental impacts of new development, and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.62 The town will build on its role as a District Centre (in line with Policy CS15). Proposals for retail and other main town centre uses in Cleobury Mortimer will need to satisfy the policy requirements in Policies CS15 and MD10a and MD10b.

## **S6.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Cleobury Mortimer area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

### **Community Clusters:**

#### **S6.2(i): Kinlet, Button Bridge, Button Oak**

Kinlet, Button Bridge and Button Oak are a Community Cluster that will have growth of around 30 new dwellings up to 2026. New housing will be delivered through a specific site allocation in Kinlet for 20 dwellings, identified on the Policies Map. Further infill and conversions on suitable sites within the development boundary of the village may be acceptable. Button Bridge and Button Oak also form part of the Community Cluster where limited infilling of smaller, market priced houses on single plots immediately adjacent to existing development, and conversions may be acceptable on suitable sites, with housing guidelines of around 5 additional dwellings in Button Bridge, and 5 in Button Oak, over the period to 2026. There is no public sewer system in Kinlet and so any development will need to be served by a private sewer network and a package treatment plant in agreement with the relevant utility provider.

Allocated sites	Development Guidelines	Provision
Land off Little Stocks Close (KLT001)	Development subject to access off the B4194. To incorporate foot path connection to existing footpath on Little Stocks Close and sensitive design compatible with existing housing in the village. A 50/50 split of market/affordable housing is sought.	20

#### **S6.2(ii): Hopton Wafers and Doddington**

Hopton Wafers and Doddington are a Community Cluster where sensitive, limited growth will help to meet local housing needs. Limited infill of smaller, market priced houses on single plot developments immediately adjacent to existing development, and conversions may be acceptable, with housing guidelines of around 12 additional

**S6.2(ii): Hopton Wafers and Doddington**

dwelling over the period to 2026. Doddington is within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and new development will have to pay particular regard to its setting.

**S6.2(iii): Oreton, Farlow and Hill Houses**

Oreton, Farlow and Hill Houses are a Community Cluster where development by limited infilling of small, market priced houses on single plots immediately adjacent to existing development, and conversions may be acceptable on suitable sites, with housing guidelines of around 12 additional dwellings over the period to 2026. Farlow and Hill Houses lie partly within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and new development will have to pay particular regard to its setting.

**S6.2(iv): Silvington, Bromdon, Loughton and Wheathill**

Silvington, Bromdon, Loughton and Wheathill are a Community Cluster where limited infill development of smaller, market priced houses on single plots immediately adjacent to existing development, and conversions on suitable sites may be acceptable, with housing guidelines of around 12 additional dwellings over the period to 2026. These settlements are within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and new development will have to pay particular regard to its setting.

**S6.2(v): Stottesdon, Chorley and Bagginswood**

Stottesdon, Chorley and Bagginswood are a Community Cluster providing limited future housing growth of approximately 12 additional dwellings over the period to 2026. Stottesdon, as the largest village, should be the primary location for new development which should be sensitive to the village's Conservation Area. Future housing growth will be delivered through limited infilling, conversions and groups of houses within the development boundary identified on the Policies Map.

Chorley and Bagginswood also form part of the Community Cluster where limited infilling of single plot developments on small open market sites immediately adjacent to existing development, and conversions may be acceptable on suitable sites within the settlements.

- 4.63 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Schedule MD1.1). The schedules above set out further information in relation to those settlements in the Cleobury Mortimer area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to

current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

- 4.64 Further to the need for development to have regard to Policy MD8 – Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans providing further information on infrastructure needs and priorities. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S6.3: Area-wide Policy and Other Allocations**

#### **S6.3(i): Area-wide policies**

1. In the wider Cleobury Mortimer area, proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the allocated site in Schedule S6.3a and committed employment sites in Schedule S6.3b below. Two hectares of employment development is expected to take place on small-scale windfall sites across the Cleobury Mortimer area over the period to 2026 and will be positively considered in relation to employment Policy MD4 and the relevant policies for Cleobury Mortimer (CS3 & S6), Community Hubs and Cluster settlements (CS4 & S6) or the rural area (CS5 & MD7b) as appropriate.

### **S6.3a: Employment Sites**

Development of the allocated employment site identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land adjacent to adjacent to Old Station Business Park (ELR071)	Sensitive growth of Class B1, B2, B8 employment uses at Old Station Business Park. Development subject to appropriate access. Should include compensatory screening.	0.3ha

### **S6.3b: Committed Rural Employment Sites**

<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Neen Savage	Old Station Business Park, Unit 14	0.1ha

## **S7: Craven Arms Area**

### **S7.1: Craven Arms Town Development Strategy**

1. Craven Arms is a primary growth point on the A49 trunk road through south Shropshire and is a focus for significant development as a principal gateway serving the Area of Outstanding Natural Beauty. The town will deliver around 500 dwellings and around 15 hectares of employment land from 2006 to 2026.
2. Housing development will be delivered through the allocation of a combination of greenfield and brownfield sites identified in Schedule S7.1a and on the Policies Map which are capable of delivering around 350 dwellings.
3. Housing allocations comprise two groups of housing sites along Watling Street to the west of the town. To the north, two sites are located at Greenfield Road (CRAV003 and CRAV009). To the south, three linked sites extend from Watling Street to Clun Road (CRAV004, CRAV010 and CRAV024). Two additional sites are proposed firstly to the west of Watling Street for exceptions affordable housing (CRAV002) and secondly at Newington Farmstead for key worker accommodation to serve the proposed new abattoir complex (CRAV030). Housing development will also be delivered on windfall sites to achieve the proposed scale of housing development.
4. To deliver a balance between new housing and local employment opportunities, specific employment allocations for 10.5 hectares are identified in Schedule S7.1b and on the Policies Map. The relocation of the Euro Quality Lambs abattoir will create the proposed Newington Food Park as the key employment proposal in the town. These sites will complement the committed urban employment sites identified in Schedule 7.1c. Existing employment areas will also be protected in accordance with Policy MD9.
5. To support the role of Craven Arms as a principal service centre, the relocation of the existing abattoir from Corvedale Road will permit a mixed use regeneration of the Key Area of Change identified on the Policies Map. Development proposals will be required to satisfy the requirements of Policies CS6, CS13, CS14, CS15, CS16, CS17, MD2, MD3, MD4, MD10a, MD10b, MD11, MD12 and MD13 as appropriate.
6. Development proposals will be required to address the strategic and local infrastructure investment requirements identified in Policy MD8, the LDF Implementation Plan and the area Place Plan.
7. Development proposals will be expected to take account of the policies and guidelines contained in the local Town Plan and other community-led strategies, plans or masterplan adopted by Shropshire Council.

### **Schedule S7.1a: Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land off Watling Street, Craven Arms (CRAV002)	Allocation of an exception site for affordable housing to satisfy the objectives of Policy CS11. CRAV002 is expected to provide a mix of dwelling types to accommodate local needs and to improve affordable housing provision in the town. The site requires significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB and should accommodate the route of the Shropshire Way. Development is also subject to the completion of an archaeological assessment and appropriate mitigation measures as required.	Exception Site
Land between Watling Street and Brook Road (CRAV003 & CRAV009)	CRAV003 is the larger site with frontage to Watling Street and will be developed in conjunction with the adjoining site CRAV009 situated to the rear to provide up to a total of 235 dwellings. These combined sites require significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB. The proposals should conserve the mature trees within the site. These two sites will require an appropriate scheme for surface water drainage to accommodate runoff from the estate lands to the west. This will necessitate the exclusive use of site CRAV009 for surface water attenuation measures as part of the masterplanning and structural landscaping to facilitate flood storage and discharge/infiltration. This masterplanning may also facilitate pedestrian and emergency vehicular access into the adjoining Craven Arms Business Park to the north. The development is required to widen Watling Street from the current widened highway to the south extending northwards to CRAV003 and potentially to the	235

Allocated sites	Development Guidelines	Provision
	junction with Long Lane.	
Land off Watling Street (east) (CRAV004 & CRAV010)	Site CRAV004 (35 dwellings) is in an elevated position and will require significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB. The development of the adjoining site CRAV010 (25 dwellings) will replace the partially finished care home with dwellings to meet local needs. The archaeological significance of both sites must be investigated.	60
Land adjoining Clun Road / Sycamore Close (CRAV024)	Allocation requires a suitable access from Clun Road with pedestrian and cycling access to the site and ideally linking with site CRAV004 and the adjoining residential development. This steeply sloping site must address surface water runoff to prevent discharge to the highway.	25
Land at Newington Farmstead (CRAV030)	Allocation will provide key worker accommodation tied to the new EQL abattoir on Newington Food Park to the north. Newington Farmstead and The Lodge (Grade II Listed) are expected to be served from the proposed new junction to the A49 with their existing accesses then being closed to vehicular traffic. Redevelopment and conversion of the farmstead must respect the architectural value of the buildings and conserve the setting of the listed Lodge. Development is also subject to the completion of an archaeological assessment and appropriate mitigation measures as required. Development of this land must also provide significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB.	5

### **Schedule S7.1b: Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.



<b>Allocated Sites</b>	<b>Development Guidelines</b>	<b>Provision (hectares)</b>
Land at Newington Farm (ELR053)	Allocation dedicated solely for the development of a Class B2 abattoir and processing plant for Euro Quality Lambs (EQL). This is intended to create the Newington Food Park which will also include support services for the operation of the new abattoir and a strategic highway junction with the A49 trunk road constructed in conjunction with the development of site ELR055. This extensive strategic employment allocation requires appropriate schemes for design and materials, flood alleviation, drainage, tree and woodland protection and ecological, archaeological and landscape character mitigation recognising the situation of the site in relation to the strategic flood plain, the Grove parkland and the Area of Outstanding Natural Beauty.	8
Land west of A49 (ELR055)	Allocation for offices, industrial and warehousing (use classes B1, B2, B8 and appropriate sui generis uses). This site is required to accommodate in part, the proposed new strategic highway junction on the A49 and to help address access issues around the Long Lane level crossing. This site might also afford the opportunity to accommodate other existing employment uses from Corvedale Road. Development of this site should provide services capable of supporting employment development including the provision of the strategic highway junction with the A49 trunk road (in conjunction with site ELR053) and a commercial standard electricity supply. The proposed employment site requires investigation of the ecological and archaeological value of the land and appropriate schemes for surface water and highway drainage and significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB.	2.5

## **Explanation**

- 4.65 Craven Arms is identified in the Shropshire Core Strategy as a Key Centre in Policy CS3. The scale of development proposed in Craven Arms reflects both the role of the town as the local growth point in the A49 corridor and the potential of the town to deliver housing, employment and services to enhance

its function as a primary service centre in the AONB at the gateway to both the Corvedale and Clun/Kemp valleys.

- 4.66 Housing sites to accommodate around 350 new dwellings will help to deliver the growth aspirations for Craven Arms, in addition to sites already built or committed for development in the town. In addition to the site allocations identified, there are significant opportunities for development of windfall sites within the existing development boundary to further ensure the proposed delivery of around 500 new dwellings in Craven Arms to 2026.
- 4.67 The local housing market is not as strong as most of southern Shropshire. The resulting lower requirement for affordable housing (at 10%) as a developer contribution from open market developments will be supported by the delivery of a specific, exception housing site for around 25 dwellings at CRAV002. This site will help to improve the overall provision of affordable housing in the town. It is expected that Craven Arms might continue to be a location for affordable housing delivery due to its role and function in the locality.
- 4.68 A key proposal for the growth and regeneration of Craven Arms is the relocation of the Euro Quality Lambs (EQL) abattoir from its existing and physically constrained site on the high street at Corvedale Road. The relocation of EQL to Newington Farm will provide an opportunity for the development of a modern abattoir and processing complex capable of both diversifying the business enterprise and increasing the volume of production.
- 4.69 The new abattoir will form the core of the proposed Newington Food Park which is the key proposal for the development and regeneration of Craven Arms and its economy. Newington Food Park will be developed over time to deliver a progressive increase in the volume of production and further value added processing operations. The Food Park is also expected to include support services at an appropriate scale for cold storage warehousing, HGV delivery and distribution facilities, car parking and facilities for employees and visitors and appropriate physical bio-security measures.
- 4.70 To assist the operation and management of the proposed Newington Food Park, it is proposed to allocate Newington Farmstead for a small residential conversion of the historical farm buildings to provide around 5 new dwellings to accommodate key workers employed at the Food Park. This redevelopment will enable the demolition of unsympathetic modern outbuildings on the site to reveal the historic character of the Farmstead and it is expected that these significant buildings will be redeveloped to enhance their appearance and to conserve their architectural interest.
- 4.71 The relocation of EQL will consolidate employment opportunities around the successful Craven Arms Business Park on Long Lane and will trigger the release of a further new employment site for 2.5 hectares to the West of the A49 served from the proposed new strategic highway junction off the trunk road. The Business Park will soon reach full capacity and has an expansion opportunity on a committed employment site to the North of Long Lane however, the release of this expansion site could be affected by access constraints around the Long Lane level crossing of the Manchester – Cardiff

rail line. As a programmed location for the provision of an automated level crossing, it may be necessary, in time, to address the relationship between the operation of the level crossing and potential access constraints or traffic congestion on the A49 trunk road at the junction with Long Lane. In the short term, it is expected that development at the Business Park will be supported by the new allocation to the West of the A49 until any issues affecting the release of the expansion site to the north of Long Lane can be addressed.

- 4.72 The committed site for the expansion of the Business Park is identified in Schedule 7.1c below with other sites which will complement the range and choice of economic development opportunities in the town. The expansion site to the north of Long Lane Long could include recycling and environmental industries which have been successfully integrated into the existing Business Park to the south.

<b>Schedule S7.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Craven Arms	Land North of Long Lane – Site committed for employment uses which is capable of accommodating the development of recycling and environmental industries	3.5
	Craven Arms Business Park, Plot K	0.2
	Craven Arms Business Park, Stokewood Rd	0.5
	Craven Arms Business Park, Osprey Ltd	0.7

- 4.73 The relocation of EQL is also expected to provide a stimulus for the regeneration of Corvedale Road by providing redevelopment opportunities to improve the eastern gateway into the town from Corvedale to the east and to improve the high street offer and visitor facilities in the town centre. It is proposed that the Town Council, resident and business communities and landowners should shape a community-led strategy with Shropshire Council to attract investment to the regeneration of Corvedale Road. It is proposed that the regeneration of Corvedale Road should seek to attract investment in retail uses, business uses, commercial services, visitor facilities and limited residential redevelopment.
- 4.74 New development in Craven Arms will be required to investigate and address the need for infrastructure investment in the town. Development will be expected to have regard to Policy MD8 – Infrastructure Provision and the LDF Implementation Plan and Place Plan setting out the critical infrastructure capacity constraints in the area providing further information on the infrastructure needs and priorities in Craven Arms.

- 4.75 The town will require further investment in the strategic highway especially the provision of the proposed new junction off the A49 trunk road. Investment will also be required on the local highway network especially through the widening of the single lane Watling Street northwards to housing allocation CRAV003 and potentially to the Long Lane junction. This will be in addition to the possible need to address access issues around the Long Lane level crossing and impacts on the junction with the A49.
- 4.76 Western Power Distribution propose to improve the electricity supply to Craven Arms through the provision of a new 33Kv connection from the south of the County. This new strategic electricity connection will require further upgrades to the local electricity grid especially to improve the power supply to employment and commercial locations in the town.
- 4.77 Investment will also be required in surface water drainage especially to accommodate the estate drainage runoff from the elevated farmland within the AONB particularly affecting the west of the town and flood risks along the River Onny to the east. Further investment will also be required in the sewerage and treatment capacity to facilitate the developments proposed in this plan and to achieve the longer term growth strategy for Craven Arms.

## **S7.2: Community Hub and Cluster Settlements**

Community Clusters in the Craven Arms Area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of sites in these Community Clusters should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

For those parts of the Craven Arms area in the river Clun catchment, mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.

### **Community Clusters:**

#### **S7.2(i): Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak**

The named settlements in Hopesay Parish are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing to deliver around 15 additional dwellings in the period to 2026. Development in the Parish is

preferred as single plot developments delivering slow, cumulative growth.

**S7.2(ii): Bache Mill, Bouldon, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope**

The named settlements in Diddlebury Parish are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing. Each settlement is expected to deliver around 5 additional dwellings (but not exceeding 10 dwellings) on suitable small sites or through conversions in the period to 2026. The larger settlement of Diddlebury will continue to be designated as countryside with appropriate restrictions on development in accordance with local and national policy with an emphasis on delivering affordable housing to meet the local housing needs of the parish.

**S7.2(iii): Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton**

The named settlements in Stoke St Milborough are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing to deliver around 10 additional dwellings in the period to 2026. New development in the Parish is expected to be sympathetic to the character and setting of the settlements.

## Explanation

- 4.78 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Table MD1.1). The schedule above sets out further information in relation to those settlements in the Craven Arms Area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings, but also with consideration to other aspects of the evidence base, including land availability, site suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.
- 4.79 The Plan HRA indicates that development in the Community Cluster of Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the

SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.

- 4.80 Further to the need for development to have regard to Policy MD8 – Infrastructure Provision, the LDF Implementation Plan and Place Plan sets out the critical infrastructure capacity constraints in the area providing further information on infrastructure needs and priorities.

### **S7.3: Area-wide Policies and Other Allocations**

#### **S7.3(i): Area-wide Policies**

1. Developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed employment sites in Schedule S7.1d below.
2. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. 2 hectares of employment development are expected to take place on small-scale windfall sites across the Craven Arms Area over the Plan period and will be positively considered in relation to employment Policy MD4 and the relevant policies for Craven Arms (CS3), hubs and cluster settlements (CS4) or the rural area (CS5, MD7b) as appropriate.
3. For those parts of the Craven Arms area in the river Clun catchment, mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.

#### **Schedule S7.1d: Committed Rural Employment Sites**

<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
The Grove	Britpart Ltd	2.3

#### **Explanation**

- 4.81 The Plan HRA indicates that development in some parts of the Craven Arms area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment and the Natural Environment Supplementary Planning Document.

## **S8: Ellesmere Area**

### **S8.1: Ellesmere Town Development Strategy**

1. Ellesmere will accommodate additional development of around 800 homes during the period 2006-2026 to support local business development, recognising its high quality landscape particularly the environmental and historic assets of the meres and the canal.
2. New housing development will be delivered through the allocation of a single greenfield site to the south of the town, subject to the implementation of satisfactory drainage and flood risk measures. The allocation site together with a windfall balance reflects available opportunities and past rates. The specific site allocation for housing is identified on the Policies Map and in Schedule S8a below and is capable of delivering 250 new homes.
3. Employment land allocations will be delivered at Ellesmere Business Park (ELR074) for 6.2ha and Land off Grange Road (ELR075) for 3 hectares (over and above the existing commitment of 1.2ha). The allocation of land at Grange Road is subject to further evidence being provided by the landowner to show that the entire site is developable. The existing commitment of 0.4ha at phase 1 of the Business Park continues and major employment areas will be protected and opportunities for the regeneration of existing employment areas will also be encouraged, in accordance with Policy MD9.
4. The allocation of 18 hectares of land for leisure and tourism uses is located adjacent to the allocated housing site to the south of town. The scheme represents an exciting opportunity for Ellesmere to further develop its leisure and tourism facilities and enhance the visitor experience, thus helping to attract more tourism to the town to help boost the local economy. Development of the site will be subject to the implementation of satisfactory drainage and flood risk measures in conjunction with the housing site. The specific site allocation is identified in Schedule S8.1c below.
5. Mitigation measures will be required to remove any adverse effects from development in Ellesmere on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.
6. To support Ellesmere's role as a District centre, the extent of the Primary Shopping Area of the town is identified on the Policies Map. Development proposals in this area will need to satisfy policy requirements set out in Policies CS15 and MD12.

### **Schedule S8.1a: Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this

schedule.

Site	Development guidelines	Provision
Land South of Ellesmere (ELL003a)	Development of site is subject to: Appropriate impact assessments where necessary, satisfactory access, layout and design. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003b), including adopting a sequential approach to ensure that more vulnerable uses occupy areas of lowest flood risk, and the character, setting and significance of the Conservation Area will be protected and conserved whilst retaining and enhancing existing ecological features.	250

### Schedule S8.1b: Employment Sites

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated sites	Development Guidelines	Provision (hectares)
Land off Grange Road (ELR075)	Site has been re-allocated to support a key local employer which has a current detailed permission LN2003/00036 for a Class B2 expansion of their existing enterprise on 1.2 hectares of the site. The full extent of the allocated land at 3 hectares may be developed subject to evidence to show the developability of the additional 1.8 hectares of land over and above the current commitment. A specific Flood Risk Assessment is required to investigate the developable area of the site.	3.0
Ellesmere Business Park, Phase 2 (ELR074)	Site has been re-allocated as the most sustainable location for new employment development and will extend the successful Phase 1 Ellesmere Business Park which is reaching full capacity. Committed with outline permission 12/01562/OUT for Class B1/B2/B8 uses the land requires to be made readily available through the provision of a highway access from Phase 1 and through the servicing of the land into	6.2



Allocated sites	Development Guidelines	Provision (hectares)
	development plots to be marketed to end users. Committed for employment uses the site is capable of accommodating the development of recycling and environmental industries.	

### Schedule S8.1c: Leisure/Tourism Sites

Development of the allocated leisure and tourism sites identified on the Policies Map should be in accordance with Policies CS6, CS7, CS8, CS9, CS13, CS16, CS17 and CS18, Policies MD2, MD8, MD11 MD12 and MD13, and the development guidelines and approximate site provision figures set out in this schedule.

Site	Development guidelines	Provision (hectares)
Land South of Ellesmere (ELL003b)	Development of site is subject to: Appropriate impact assessments where necessary. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003a), whilst where possible retaining and enhancing existing ecological features ; and respect the setting of the Ellesmere Conservation area, the proximity of listed buildings at Ellesmere Yard and the setting and character of the Shropshire Union and Llangollen Branch canals. Land allocation is for the purpose of leisure and tourism and comprising various related uses suitable for canalside rather than town centre, such as hotel, marina, leisure centre, touring caravan and log cabin sites, and a garden centre.	18

### Explanation

- 4.82 Ellesmere is identified in the Shropshire Core Strategy as a District Centre and a Market Town by Policy CS3. The scale of future development proposed in Ellesmere will support local business development, whilst recognising its high quality landscape and environmental context, particularly the environmental assets of the Mere and the canal. Development constraints for Ellesmere include the Mere to the East of the town and flood risk in areas to the south and west of the town.
- 4.83 Since 448 homes have already been built since 2006 or are committed for development, the Plan now needs to make provision for about a further 312

new homes to help deliver the local aspiration for growth during the period 2006-2026. In addition to the site allocation for 250 homes identified in Schedule S8.1a, there are significant opportunities for development of windfall sites on brownfield land within the established Development Boundary. The existing development boundary will be amended to include the allocated site and modified along the eastern boundary adjacent to the Mere and Cremorne Gardens. No other amendments to the existing development boundary are proposed.

- 4.84 The scale of sustainable development over the period 2006-2026 will be similar to that in recent years and will help to deliver additional investment in critical infrastructure investment priorities including waste water treatment; transport infrastructure and highway junction improvements, which will be needed over the Plan period to address both existing issues and any additional impact from new development. Detailed infrastructure investment priorities are identified in the Ellesmere Place Plan and LDF Implementation Plan, in accordance with Policy CS8 and CS9.
- 4.85 Local business development in Ellesmere will be supported to help deliver a better balance between housing and employment by stimulating additional local employment opportunities. Existing site commitments at Ellesmere Business Park along with the allocation of 6.2ha for a second phase, together with 3 hectares of land at Grange Road amount to a total of 9.6 hectares, which provides sufficient land and a range of development opportunities in accessible locations to help meet the needs of the town over the Plan period. If additional employment land is needed within the Plan period, the Council will give favourable consideration to applications for additional employment land to the west of the Business Park. The allocated employment sites in Schedule 8.1b will complement the committed urban employment sites below to provide a range and choice of economic development opportunities in the town.

<b>Schedule S8.1d: Committed Urban Employment Sites</b>		
The committed urban employment sites below will provide a range and choice of economic development opportunities in the town.		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Ellesmere	New Warehouse, Ellesmere Business Park Phase 1, Plots 2 & 3 (ELR076)	0.4

- 4.86 The allocation of sites as set out in Schedules S8.1a and S8.1c are subject to; detailed Flood Risk Assessments to demonstrate developable areas, to inform the final masterplan /development proposals; and include flood storage betterment utilising the Tetchill brook corridor, maximising wider environmental benefits through the improvement and re-creation of a river corridor.

- 4.87 New development will also be expected to recognise the importance of safeguarding landscape character and the setting of the town's key natural and heritage assets, particularly the Mere and the canal network.
- 4.88 The Plan HRA indicates that residential development in Ellesmere may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on these internationally designated sites. Measures are also required to remove adverse impacts on the water quality of the Cole Mere Ramsar site arising from leisure and tourism development. Mitigation will be in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment.

## **S8.2: Community Hub and Cluster Settlements**

In addition to meeting the requirements of Policy CS4, development in Community Hubs and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance contained in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

Mitigation measures will be required to remove any adverse effects from residential development in the Ellesmere area on the integrity of the Cole Mere and White Mere Ramsar sites and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.

### **Community Hubs:**

#### **S8.2(i): Cockshutt**

Cockshutt is a community hub with a housing guideline of around 50 additional dwellings over the period to 2026. This will be delivered through the development of the allocated sites together with development by infilling, conversions and small groups (up to 5 dwellings) on suitable sites within the development boundary identified on the Policies Map. The allocated sites will together deliver around 20 homes on small sites of up to 5 dwellings which are all located to the west of the A528 so as to provide some balance to the village. In addition to the site allocations identified, there are existing commitments of around 18 dwellings which count towards the overall target.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land to the West of Cockshutt (CO002a and CO002b)	Development is subject to further assessment of groundwater flooding issues and appropriate drainage design and measures to avoid the potential for adverse impacts on either the playing	10

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
	field or the Jubilee field, suitable in principle for 10 homes on 2 separate sites of around 5 dwellings.	
Land at Cockshutt House Farm (CO005) and Land South of Kenwick Road (CO023)	Development subject to further assessment of groundwater flooding issues and appropriate drainage design, suitable in principle for five homes across the two sites.	5
Land South of Chapel House Farm (CO018)	Development subject to further assessment of groundwater flooding issues and appropriate drainage design, suitable in principle for five homes.	5

### **S8.2(ii): Dudleston Heath / Elson**

Dudleston Heath / Elson is a community hub with a housing guideline of around 40 additional dwellings over the period to 2026. This will be delivered through the development of the allocated sites together with development by infilling, groups of houses and conversions on suitable sites within the development boundary identified on the Policies Map. In addition to the site allocations identified, there are existing commitments of around 17 dwellings which count towards the overall target.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Ravenscroft Haulage Site (DUDH006)	Development is subject to satisfactory access, layout and design, suitable in principle for up to 29 dwellings including an existing consent for 9 homes. The layout of the site will need to reflect the presence of a public sewer crossing the site.	20

### **Community Clusters:**

#### **S8.2(iii): Dudleston and Street Dinas Cluster**

The settlements of Dudleston and Street Dinas are a Community Cluster where development by limited infilling and conversions may be acceptable on suitable sites, with a housing guideline of around 10 additional dwellings over the period to 2026.

#### **S8.2(iv): Tetchill, Lee and Whitemere Cluster**

The settlements of Tetchill, Lee and Whitemere are a Community Cluster where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map. The

housing guideline across the Cluster is around 20 dwellings. A single allocated site identified on the Policies Map will deliver around 10 dwellings in Tetchill. In Lee and Whitemere development will be limited to single infill plots and conversions.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land South of Cairndale (TET001)	Development subject to establishing adequate foul drainage and water supply the site is suitable in principle for 10 homes.	10

**S8.2(v): Welsh Frankton, Perthy, New Marton and Lower Frankton Cluster**

The settlements of Welsh Frankton, Perthy, New Marton and Lower Frankton are a Community Cluster where development by infilling, and conversions may be acceptable on suitable sites. The housing guideline across the Cluster is around 30 dwellings. The allocated site identified on the Policies Map will deliver around 15 dwellings in Welsh Frankton. In Perthy, New Marton and Lower Frankton development will be limited to single infill plots and conversions.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land adjacent to St Andrew's Church (WFTN002)	Development subject to satisfactory access, layout and design, provision of land for a church yard extension, car park extension, village green (open space), land for a new village hall and establishing adequate foul drainage and water supply, suitable in principle for 15 homes.	15

**S8.2(vi): Welshampton and Lyneal Cluster**

The settlements of Welshampton and Lyneal are a Community Cluster where development by infilling, small groups of up to 5 houses and conversions may be acceptable on suitable sites within the development boundaries identified on the Policies Map, with housing guidelines of around 20 additional dwellings in Welshampton and 5 additional dwellings in Lyneal. All new development is subject to establishing adequate foul drainage and water supply. Given the limited capacity at the wastewater treatment works, consideration should be given to the non mains sewerage incorporating septic tanks in any new development, in accordance with the Welsh Office Circular 10/99 Planning Requirement in respect on Non Mains Sewerage.

## Explanation

- 4.89 Community Hubs and Community Cluster Settlements are identified in Schedule MD1.1 under Policy MD1. The schedules above set out further information in relation to hubs and clusters in the Ellesmere area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.
- 4.90 Further to Policy MD8, all development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. In the case of waste water infrastructure capacity, whilst the allocated sites may not independently have an impact, the scale of development may mean that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.91 The Plan HRA indicates that development in the Community Hubs of Cockshutt and Dudleston Heath and Elson and the Community Clusters of Dudleston and Street Dinas, Tetchill, Lee and Whitemere, Welsh Frankton, Perthy, New Marton and Lower Frankton and Welshampton and Lyneal may adversely affect the integrity of the Cole Mere and White Mere Ramsar sites and Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure and adverse effects on water quality on these internationally designated sites in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulations Assessment.

### **S8.3: Area-wide Policies and Other Allocations**

#### **S8.3(i): Area-wide Policies**

1. In the wider Ellesmere area, developments that contribute to the area's economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Approximately 4 hectares of employment development is expected to take place on small-scale windfall sites across the Ellesmere area over the Plan period to 2026 and will be positively considered in relation to employment Policy MD4 and the relevant policies for Ellesmere (CS3 & S11), hubs and

### S8.3: Area-wide Policies and Other Allocations

- cluster settlements (CS4 & S12) or the rural area (CS5, MD6 & MD7) as appropriate.
2. Mitigation measures will be required to remove the adverse effects of development in the Ellesmere area on the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.

#### S8.3(ii): Mineral Allocation

1. To maintain an adequate and steady supply of sand and gravel during the Plan period in accordance with the established production requirement, a northern extension to the existing quarry at Wood Lane, near Ellesmere is allocated in Policy MD5.

Allocated site	Development Guidelines	Provision
Wood Lane Quarry Extension	Further extension of the site is subject to Policies MD5a and MD12 and further assessment of the potential impact on nearby heritage assets.	14.05 ha - Approximate productive capacity: 1.4 million tonnes

### Explanation

- 4.92 The Plan HRA indicates that development in the Ellesmere area may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure and water quality impacts appropriately, on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment.

#### *Employment and Waste Management Development*

- 4.93 There are a number of well-established existing rural industrial estates and employment sites in the rural area around Ellesmere, including complexes of rural buildings. Sites include those at ABP Hordley, Elson and Sodylt Bank. These sites make an important contribution to the overall provision of employment land and buildings, and to the rural economy. Further to Policies CS4 and CS5, Policy S16.3(i) confirms the Local Plan's positive approach to appropriate employment development in the rural areas.

#### *Mineral Allocation*

- 4.94 Policy MD5 sets out detailed policy regarding sites for sand and gravel working, including all of the sites allocated for working in the Plan period. The

extension to Wood Lane Quarry will support the comprehensive working of mineral resources at a well-established existing quarry with good access to local markets.

Pre-Adoption



## S9: Highley Area

### S9.1 Highley Town Development Strategy

1. As a key centre, Highley will continue to provide facilities and services for its rural hinterland with development to meet local needs. To support this role Highley will have growth of around 200 dwellings and a minimum of 0.6 hectares of employment land up to 2026.
2. New housing development will be delivered primarily on the allocated housing site at Rhea Hall, set out in schedule S9.1a and identified on the Policies Map, alongside additional small-scale infill and windfall development within the town's development boundary.
3. New employment development will be delivered primarily on the committed employment site at Netherton Workshops identified in schedule S9.1b alongside other appropriate brownfield opportunities within the town's development boundary.
4. New development will take account of known infrastructure constraints and requirements identified in the Place Plan, LDF Implementation Plan and any additional infrastructure capacity assessments, and will support the delivery of local infrastructure improvements in line with Core Strategy Policies CS8 and CS9, including through appropriate financial contributions.
5. To support Highley's role as a District Centre, new main town centre uses will be focussed within the defined town centre area identified on the Policies Map, and will be subject to Policies CS15, MD10a and MD10b.

### S9.1a: Housing Sites

Development of the allocated housing site identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land off Rhea Hall/Coronation Street (HIGH003)	Development subject to access off Coronation Street. To include ecological mitigation/compensation measures.	30

### Explanation

- 4.95 Highley is identified in the Core Strategy as a Key Centre under Policy CS3. Highley is a linear settlement, spread over a mile along the B4555 on a ridge above the River Severn. The settlement expanded significantly in the early twentieth century in conjunction with the Highley / Alveley colliery. The closure

of the mines in the 1960s has left a legacy of regeneration needs. Highley is not a main employment centre and although most local jobs are filled by local residents, the majority of resident workers are employed elsewhere.

- 4.96 The scale of future development proposed in Highley reflects its role in meeting local needs with a growth aspiration of around 200 houses and a minimum of 0.6 ha of new employment land between 2006 and 2026. Since around 162 houses have already been built since 2006 or have planning permission for development, the SAMDev Plan makes provision for about a further 38 new houses to help deliver the local aspiration for growth.
- 4.97 To deliver this, a site at Rhea Hall is allocated for around 30 houses with access off Coronation Street. This allocation sits in a predominantly residential area with good access to services in the town. The site does not extend Highley along the B4555 or to the west or east of the prominent ridge on which the village stands. In addition to the site allocation, there are further limited opportunities for development of windfall sites within the existing development boundary. Shropshire Council has also resolved to grant permission for residential development at Jubilee Drive (app ref: 13/04789/OUT), subject to S106 agreement, which is in addition to the SAMDev requirement.
- 4.98 To help deliver local employment opportunities a site at Netherton Workshops has planning permission for around 0.6 hectares of B class employment use (set out in schedule S9.1b below). New employment development in this location will help to diversify employment opportunities in Highley and meet employment needs in the village over the Plan Period.

<b>S9.1b: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (ha)</b>
Highley	Land at Netherton Workshops	0.6

- 4.99 All development will need to take account of known infrastructure constraints and requirements, as identified within the LDF Implementation Plan and Place Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.100 The village will build on its role as a District Centre (in line with Policy CS15). Proposals for retail and other main town centre uses in Highley will need to satisfy the policy requirements in Policies CS15 and MD10a/MD10b.

## **S9.2: Community Hub and Cluster Settlements**

There are currently no Community Hubs and Clusters identified in the Highley area.

4.101 No villages or hamlets have to date requested designation as Community Hub or Community Cluster settlements in the Highley area. Development in the rural area must meet countryside policy set out in CS5 and MD7a.

## **S9.3: Area-wide Policy and Other Allocations**

### **S9.3(i): Area-wide policies**

1. In the wider Highley area, proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Developments that contribute to the area's economy are encouraged on employment sites in the rural area. Employment proposals will be positively considered in relation to Policy MD4 and relevant policies for Highley (CS3 & S9) and the rural areas (CS5 & MD7b). Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.

## **S10: Ludlow Area**

### **S10.1 Ludlow Town Development Strategy**

1. As the largest market town in southern Shropshire, Ludlow will be a focus for development and will continue to play an important role in providing facilities and services for the wider area. The guideline for growth in the town is for around 875 new dwellings and a minimum of 6 ha of employment land between 2006 and 2026.
2. New housing development will be delivered primarily on the allocated housing sites east of the A49, set out in schedule S10.1a and identified on the Policies Map, alongside additional infill and windfall development within the town's development boundary.
3. To foster economic development and to help deliver a balance between new housing and local employment opportunities, two specific site allocations for new employment land adjacent to the Ludlow Eco Park are set out in Schedule S10.1b and identified on the Policies Map. They are capable of accommodating a range of employment uses. Other appropriate brownfield opportunities for employment use within the town will also be supported. As an important employment area for the wider hinterland, existing employment areas are safeguarded for employment use in accordance with Policy MD9.
4. To support Ludlow's role as a Principal Centre, new main town centre uses will be focussed within the defined town centre area and Primary Shopping Area identified on the Policies Map, and will be subject to Policies CS15 and MD10a/MD10b.
5. Development proposals will be expected to take account of infrastructure constraints and requirements, as identified within the LDF Implementation Plan and Place Plans and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
6. All development should protect, conserve and enhance the setting and significance of the historic core of the town recognising the importance of Ludlow Castle as a heritage asset of national and international significance.

### **S10.1a: Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land south of Rocks Green (LUD017)	Subject to access off the A4117. Should include landscaping to take account of wider setting, provision of open space, contribution to pedestrian/cycle access over A49, and to foot/cycle path to Eco Park. To include provision to enable access to potential future development area to the south.	200
Land east of Eco Park (LUD034)	Subject to access off Sheet Road and highways improvements if required, landscaping to account of wider setting, provision of open space. To include provision to enable access to potential future development area to the north.	80

### S10.1b: Employment Sites

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated sites	Development Guidelines	Provision (hectares)
Land east of Eco Park (ELR059)	To accommodate B1 employment use. To incorporate quality of design in keeping with the standards at the existing Eco Park. Subject to access off Sheet Road and highways improvements, if required. To include provision for access to potential future development area to the north.	2.5
Land south of Sheet Road (ELR058)	To accommodate range of B1/B2/B8 employment uses. Subject to access off Sheet Road and highways improvements, if required. Subject to appropriate design, landscape buffering and screening.	3.5

### Explanation

4.102 Ludlow is the largest market town in southern Shropshire situated midway between Shrewsbury and Hereford. It acts as a major employment and service centre for the wider area. The A49 is a crucial north/south transport route and the town benefits from a railway station on the Crewe-Cardiff line. Physical constraints to development in the town include the Rivers Corve and Teme and their tributaries and the setting of its historic core. The medieval

Ludlow castle and the town walls are Scheduled Ancient Monuments and the town also has a large number of listed buildings and four Conservation Areas. These historical assets contribute to Ludlow's role as a tourism destination.

- 4.103 Core Strategy Policy CS3 identifies that Ludlow will be a focus for development in the south of the County whilst respecting its historic character. To reflect this role the town has a growth aspiration of around 875 houses and a minimum of 6 ha of new employment land between 2006 and 2026. Since 517 homes have already been built since 2006 or are committed for development, the Plan now needs to make provision for about a further 358 new homes to help deliver the housing requirement during the period 2006-2026.
- 4.104 The allocations will deliver around 280 dwellings. Development has taken place east of the A49 in recent years with the affordable housing exception site at Rocks Green and the successful development of business uses at Ludlow Eco Park. The allocations help to protect the importance of the southern approach to the town for the setting of the historic core, and avoid large areas of flood risk associated with the river corridors. There are also potential longer term opportunities in this broad location east of the A49 between the Eco Park and Rocks Green for new development post 2026. Both allocations support the potential to enable, rather than stifle, future development in this area. Any potential development in this broad location is not expected to take place until after 2026.
- 4.105 In addition to the allocations, there are some opportunities for the development of windfall sites within the existing town boundary, which will assist delivery of the residential requirement, particularly when the significant amount of development that has already received planning permission, or has been built since 2006, is taken into account.
- 4.106 Ludlow plays a role as a significant employment centre for the wider area. In addition to safeguarding existing employment sites, a continued supply of employment land is required to support and enhance this role. The Eco Park has developed into a recognised business area following significant public investment and its location off the A49 provides strategic locational benefits. Allocation for further expansion of employment uses at the Ludlow Eco Park will help to provide balanced development over the Plan Period. The allocated employment sites in Schedule S10.1b above will complement the committed urban employment sites set out in Schedule S10.1c below to provide a range and choice of economic development opportunities in the town.

<b>S10.1c: Committed Urban Employment Sites</b>		
<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (ha)</b>
Ludlow	North of Sheet Road	1.0
	Adj Shukers Landrover, Parys Road, Ludlow Business Park	0.3
	Land North of Lingen Road, Ludlow Business Park	0.1

<b>S10.1c: Committed Urban Employment Sites</b>		
<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (ha)</b>
	Land at Foldgate Lane	0.5

- 4.107 The Shropshire Community Health Trust announced in September 2013 that they would not be moving hospital facilities to a new healthcare facility proposed at northern end of the Eco Park. At the same time they announced a commitment to invest in retaining services at the current hospital at Gravel Hill. With the announcement that the new healthcare facility will not proceed the proposed location is safeguarded for B1 employment use in line with the existing uses at the Eco Park. A range of other sites in the town are safeguarded for employment use under MD9 including the Ludlow Business Park and Weeping Cross Lane.
- 4.108 All development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. For Ludlow this includes sewerage network infrastructure and hydraulic capacity at the waste water treatment works. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.109 The town will build on its role as a Principal Centre (in line with Policy CS15). Proposals for retail and other main town centre uses in Ludlow will need to satisfy the policy requirements in Policies CS15 and MD10a/MD10b.

## **S10.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Ludlow area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site figures provision set out in the schedule.

### **S10.2(i): Burford**

Burford is a Community Hub where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with a housing guideline of around 40 additional dwellings over the period to 2026.

Burford provides services and facilities for the wider area in conjunction with those provided in neighbouring Tenbury Wells, Worcestershire. Burford will retain its role

**S10.2(i): Burford**

as a key employment centre for the wider area and development should respect the functional and physical relationship with neighbouring Tenbury Wells.

**S10.2(ii): Clee Hill**

Clee Hill is a Community Hub where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with a housing guideline of around 30 additional dwellings over the period to 2026. New development in Clee Hill will take into account the setting of the village within the Shropshire Hills Area of Outstanding Natural Beauty.

**S10.2(iii): Onibury**

Onibury is a Community Hub with a housing guideline of around 25 additional dwellings over the period to 2026. This will be delivered through the development of the allocated site at Onibury Farm together with development by infilling, groups of houses and conversions on suitable sites within the village. Onibury partly lies within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and new development will have to pay particular regard to its setting.

Allocated sites	Development Guidelines	Provision
Onibury Farm (ONBY003)	Subject to access off Back Lane and incorporation of sensitive layout and design in keeping with the adjacent Conservation Area.	8

**Explanation**

4.110 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Table MD1.1). The schedule above sets out further information in relation to those settlements in the Ludlow area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

4.111 Further to the need for development to have regard to Policy MD8-Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans



providing further information on infrastructure needs and priorities including wastewater infrastructure capacity constraints in Onibury. The timing, type and design of development should have particular regard to these requirements and any future planned delivery of infrastructure, to ensure that a sustainable approach is adopted. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S10.3: Area-wide Policy and Other Allocations**

1. In the wider Ludlow area, developments that contribute to the area's economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Two hectares of employment development is expected to take place on small-scale windfall sites across the Ludlow area over the period to 2026 and will be positively considered in relation to Policy MD4 and the relevant policies for Ludlow (CS3 & S10), Community Hubs and Cluster settlements (CS4 & S10) or the rural area (CS5 & MD7b) as appropriate. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.

## **S11: Market Drayton Area**

### **S11.1 Market Drayton Town Development Strategy**

1. Market Drayton will provide a focus for development in the north eastern part of the county with a housing guideline of around 1200 dwellings and 16 hectares of employment land for the period 2006-2026.
2. New housing development will be delivered through the allocation of greenfield sites together with a windfall allowance which reflects opportunities within the town's development boundary, as shown on the Policies Map. The allocated housing sites are set out in Schedule S11.1a and identified on the Policies Map. Whilst they may be developed independently, they must demonstrate how they work together to deliver a coordinated residential scheme for the town. The infrastructure required to support this includes, appropriate access, which may include a new access off the A53, financial contributions towards the expansion of existing primary school provision and enhancement of the Greenfields Sports facility, including potential relocation of the existing site.
3. Further to MD3, the release of further greenfield land for housing will be focussed in the north of the town on sustainable sites adjoining the development boundary, subject to suitable access.
4. To foster economic development and to help to deliver a balance between new housing and local employment opportunity, specific site allocations for 16 hectares of new employment land are set out in Schedule S11.1b and identified on the Policies Map. These sites will complement the committed urban employment sites in Schedule S11.1c, below. Further to Policies CS14 and MD9, existing strategic employment sites and areas to be safeguarded are also identified on the Policies Map.
5. To support Market Drayton's role as a Principal Centre, the extent of the Primary Shopping Area is shown on the Policies Map. Development in this area must be in accordance with Policies CS15 and MD10a.
6. New development must recognise the importance of safeguarding and where possible enhancing the landscape and historic character and amenity value of the Tern Valley and Shropshire Union Canal and expand and connect the town's environmental assets in accordance with Policy CS17.

### **Schedule S11.1a: Allocated Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and development guidelines and approximate site provision set out in this schedule.

*Shropshire Council Site Allocations and Management of Development (SAMDev) Plan  
Pre-Adoption Version (Incorporating Inspector's Modifications)  
Full Council 17<sup>th</sup> December 2015*

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land off Rush Lane (West)  MD030 (part)	Subject to development being part of a coordinated scheme and to include access improvements, cycle and pedestrian links towards the town centre, provision of open space and a landscaped buffer along the A53 bypass.	110
Land off Rush Lane (East)  MD030 (part)	Subject to development being part of a coordinated scheme and to include access improvements with potential for a new access off the A53, cycle and pedestrian links towards the town centre, provision of flood mitigation measures, open space and a landscaped buffer along the A53 bypass.	214
Land between Croft Way and Greenfields Lane  MD010 and MD028	Subject to development being part of a coordinated scheme and to include access improvements to Greenfields Lane, footpath and cycle links through the site towards Greenfields Lane and the former railway towards the town centre and provision of open space.	76

### **Schedule S11.1b: Allocated Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS14, Policies MD2, MD4 and MD8 and the development guidelines and approximate site provision areas set out in this schedule.

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision (hectares)</b>
Sych Farm (Phase 2)  ELR023/ELR024	Development to serve a full range of Class B uses including the development of recycling and environmental industries, subject to the provision of a suitable and safe highway access and drainage/flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site and the potential to adjust the site boundary to accommodate the proposed development within the developable area of the site.	16

## **Explanation**

- 4.112 Market Drayton is the largest town in the north eastern part of Shropshire and acts as an important service and employment centre. As identified in Core Strategy Policy CS3, Market Drayton will be a focus for substantial development, with a housing guideline of approximately 1,200 dwellings and a minimum of 24ha of employment land over the period 2006-2026, which is supported by Market Drayton Town Council.
- 4.113 Market Drayton provides a sustainable location for development but physical constraints include the Tern Valley to the south and town's bypass to the north. New allocations for residential development, as set out in Schedule S11.1a above, are therefore centrally located between the existing built up area of the town and the bypass, providing a natural extension to the town which is in close proximity to existing services and facilities. These sites have capacity to deliver around 400 dwellings although there may be potential to deliver additional residential development in the future, should the long term community aspiration for relocating the Greenfields Sports facility be realised.
- 4.114 In addition, there are significant opportunities for development of windfall sites within the development boundary, which will assist delivery of the housing guideline, particularly when taken into account with development that has already received permission or has been built as part of the Plan period. Given the high landscape value and environmental constraints to the south of the town, future growth, further to Policy MD3, will be focused in the north of the town on sustainable sites adjoining the development boundary and subject to suitable access off the A53.
- 4.115 Market Drayton is a significant employment centre with capacity for growth of existing employment sites, building on the success of existing business parks and Muller Dairy, which has recently expanded providing a number of additional jobs for the area. In addition to safeguarding existing employment sites, a continued supply of employment land is required to support and enhance this role. Allocations are therefore made to the east of the existing employment area at Sych Farm as set out in Schedule S11.1b above. These sites are located close to the town's bypass with good links to both the local and regional road network. These sites complement the 41 hectares of committed employment sites below.

<b>Schedule S11.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Market Drayton	Tern Valley Business Park Phase 1	2.5
	Tern Valley Business Park Phase 2	5.5
	Maer Lane / Bert Smith Way	0.8
	Muller Dairy (UK) Ltd, Tern Valley	0.2

<b>Schedule S11.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
	Business Park Phase 1	
	Muller Dairy CORE Site, north of A53 Shrewsbury Road	8.5
	Muller Dairy EXTENSION Site, north of A53 Shrewsbury Road	15.8
	Sych Farm, Phase 1	1.7
	Livestock Market, Sych Farm Phase 1	0.1
	Hales Sawmill, Sych Farm, Phase 2	6.0

4.116 The town will build on its role as a Principal Centre. The Primary Shopping Area for the town has been extended in line with local evidence, as shown on the Policies Map. Any development proposals in these areas will need to satisfy the policy requirements in Policy CS15 and MD10a.

4.117 All development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. For Market Drayton this includes wastewater infrastructure capacity as whilst the allocated sites may not independently have an impact, the scale of development is such that hydraulic modelling of the sewerage network is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S11.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Market Drayton Place Plan Area are identified in Policy MD1 and listed in the schedule below, together with the agreed housing requirements and key elements of each Hub and Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in the schedule.

## Community Hubs:

### **S11.2(i): Adderley**

Adderley is a Community Hub with a housing guideline of around 14 dwellings over the period to 2026. This will be delivered through infilling, groups of houses and conversions which may be acceptable on suitable sites within the development boundary identified on the Policies Map.

### **S11.2(ii): Cheswardine**

Cheswardine is a Community Hub with a housing guideline of around 11 dwellings over the period to 2026. This will be delivered through infilling, groups of houses and conversions which may be acceptable on suitable sites within the development boundary identified on the Policies Map.

### **S11.2(iii): Childs Ercall**

Childs Ercall is a Community Hub which will provide for limited future housing growth of around 10 dwellings over the period to 2026, taking account of the recent level of growth. This will be delivered through infilling, groups of houses and conversions which may be acceptable on suitable sites within the development boundary identified on the Policies Map. At the centre of the village is a green which will be retained as a key element of the village's rural character.

### **S11.2(iv): Hinstock**

Hinstock is a Community Hub with a housing guideline of around 60 additional dwellings over the period to 2026. This will be delivered through the development of the allocated sites together with infilling, groups of houses and conversions which may be acceptable on suitable sites with the development boundary identified on the Policies Map. The existing allotment provision within the village is to be safeguarded unless suitable alternative provision can be provided.

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land West of Manor Farm Drive (HIN002)	Development of bungalows is sought. Development subject to satisfactory access, layout and design.	8
Land at Bearcroft (HIN009)	Development of family homes is sought. Subject to an extension to the adjoining recreation area, including provision of a sports pavilion, bowling green and additional amenity area. Development to be accessed	30

Site	Development Guidelines	Provision
	at the north end of the site.	

**S11.2(v): Hodnet**

Hodnet is a Community Hub with a housing guideline of around 80 additional dwellings over the period to 2026. This will be delivered through the development of the allocated sites together with development by infilling, groups of houses and conversions which may be acceptable on suitable sites within the development boundary identified on the Policies Map. The allocations will together provide a coordinated residential development of 50 homes and have been taken forward from the North Shropshire Local Plan (2005-2011) to provide redevelopment opportunity for two derelict sites in the centre of the village to be accessed through an area of low density greenfield development off Station Road. There is a significant wealth of historic buildings and structures within Hodnet, reflected by the Conservation Area designation, the character of which must be preserved and enhanced as part of any new development, in accordance with national and local policy.

Site	Development Guidelines	Provision
Land to rear of Shrewsbury Street (HOD009)	Subject to the provision of a new access off Station Road, the provision of a village green fronting Station Road, the enhancement of the public footpath which runs along the back of the existing properties and the provision of a footway between the new road junction at Station Road and Shrewsbury Street. Site is within the Hodnet Conservation Area and development will need to have regard to this in accordance with national and local policy.	10

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land off Station Road (HOD010)	Low density development subject to the provision of a new access off Station Road, the provision of a village green fronting Station Road, the enhancement of the public footpath which runs along the back of existing properties and the provision of a new footway between the new road junction at Station Road and Shrewsbury Road. Sustainable drainage techniques should be used in accordance with Policy CS18 for the disposal of surface water from the site and any surface water draining to a watercourse should be limited by on site storage, if necessary.	30
Shrewsbury Street Farm (HOD011)	Development of terraced dwellings. Site is within the Hodnet Conservation Area and development will need to have regard to this in accordance with national and local policy.	10

#### **S11.2(vi): Stoke Heath**

Stoke Heath is a Community Hub which will provide for a limited amount of future housing growth of approximately 20-25 houses over the period to 2026, to support housing needs within the Parish and to help sustain and improve local infrastructure. This will be delivered through the allocation of one site, which comprises a natural extension to the village and provides opportunity for redevelopment of a brownfield site and retention of existing recreation facilities which are currently on a short term lease, together with development of limited infilling, groups of houses and conversions which may be acceptable on suitable sites within Stoke Heath.

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Part of land off Dutton Close (STH002)	Development of northern part of site, adjoining Dutton Close and incorporating redevelopment of disused social club. A mix of housing is sought. Subject to retention of existing trees and retention and enhancement of existing recreation facilities.	20-25



**S11.2(vii): Woore, Irelands Cross and Pipe Gate**

Woore, Irelands Cross and Pipe Gate are a Community Hub reflecting the links between the three areas within the Parish. Woore has provided for significant housing growth through the North Shropshire Local Plan, with housing development on two significant sites providing 75 homes. There is therefore limited potential for development of approximately 15 dwellings over the period to 2026 which will be delivered through limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Any development must respect the sensitive gap between Woore, Irelands Cross and Pipe Gate to prevent coalescence of the settlements.

**Community Clusters:**

**S11.2(viii): Marchamley, Peplow and Wollerton**

The settlements of Marchamley, Peplow and Wollerton are a Community Cluster providing limited future housing growth of approximately 15 dwellings over the period to 2026. This will be delivered through limited infilling, conversions and groups of houses on suitable sites within the development boundaries for the villages of Marchamley and Wollerton and through infilling, conversions and small groups of houses on suitable sites within the village of Peplow.

**S11.2(ix): Bletchley, Longford, Longslow and Moreton Say**

The settlements of Bletchley, Longford, Longslow and Moreton Say are a Community Cluster providing limited future housing growth of approximately 20 dwellings over the period to 2026 to provide for small scale development and the potential redevelopment of a brownfield site in Bletchley (Powa Pak Yard). This will be delivered through infilling, groups of houses and conversions on suitable sites within the development boundary for the village of Moreton Say, together with limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages of Bletchley, Longford and Longslow.

**Explanation**

4.118 Community Hub and Community Cluster Settlements are identified in Policy MD1 (Schedule MD1.1). The schedule above sets out further information in relation to those settlements in the Market Drayton area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community led plans/guidance but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings but also with consideration to other aspects of the

evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

- 4.119 Further to the need for development to have regard to Policy MD8- Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans providing further information on infrastructure needs and priorities. This includes wastewater infrastructure capacity constraints in Adderley, Cheswardine, Hinstock and Hodnet where the timing, type and design of development should have particular regard to these requirements and any future planned delivery of infrastructure, to ensure that a sustainable approach is adopted.

### **S11.3: Area- Wide Policies and Other Allocations**

#### **S11.3(i) Area wide Policies**

1. Suitable small scale employment uses within Market Drayton, the surrounding Community Hubs, Community Clusters or appropriate rural locations will be permitted to deliver around 6 hectares of employment land on windfall opportunities over the Plan period, to complement the committed rural employment sites in Schedule 11.1d, below. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD4.

#### **Explanation**

- 4.120 Further to MD4 and to encourage rural economic development, the delivery of windfall sites in appropriate rural locations within the Market Drayton Area, will be permitted for small scale employment uses. These will complement the existing rural employment sites within the area, as set out below.

#### **Schedule S11.1d: Committed Rural Employment Sites**

<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Ollerton	Ollerton Business Park	0.2
	Ollerton Warehouse	0.6

## **S12: Minsterley and Pontesbury Area**

### **S12.1: Minsterley & Pontesbury Town Development Strategy**

1. As joint key centres, Minsterley and Pontesbury will continue to provide facilities and services for their wider rural hinterland. To support this role, a combined development target around 260 houses and approximately 2 hectares of employment land as set out in S12.3 will be delivered during the period 2006 and 2026.
2. New housing development will be delivered through a combination of allocated sites and windfall opportunities on existing brownfield and other infill sites. The allocated sites are set out in Schedule S12a.
3. New development will take account of known infrastructure constraints and requirements identified in the Place Plan, LDF Implementation Plan and any additional infrastructure capacity assessments, and will support the delivery of local infrastructure improvements in line with Core Strategy Policies CS8 and CS9, including through appropriate financial contributions.

#### **Minsterley**

4. The following sites, identified in Schedule S12a and on the Policies Map, are allocated for development in accordance with the requirements identified in Schedule S12a and subject to Policy MD2 and other relevant policy considerations:
  - i. Hall Farm, Minsterley ( MIN002/MIN015) for mixed use development including approximately 0.5 ha of employment and around 17 houses;
  - ii. Callow Lane, Minsterley (MIN007) for 32 houses.
5. New employment opportunities will be encouraged through:
  - i. development or redevelopment of existing sites within the development boundary, including protected employment sites as set out in Policy MD9, where this is appropriate as existing major employment areas will be protected in accordance with Policy MD9;
  - ii. the conversion of existing farm buildings as part of the mixed use allocation at Hall Farm to provide for small scale employment uses.
6. There is no defined Primary Development Shopping Area in Minsterley therefore any proposals for retail development will be considered on their individual merits and will need to satisfy policy requirements set out in Core Strategy Policy CS15 and Policies MD10a and MD10b.

#### **Pontesbury**

7. The following sites, identified in Schedule S12a and on the Policies Map, are allocated for development in accordance with the requirements identified in the Schedule S12a and subject to Policy MD2 and other relevant policy

## S12: Minsterley and Pontesbury Area

considerations:

- i. Land Off Minsterley Road, Pontesbury ( PBY019) for 16 houses
  - ii. Land at Hall Bank (PBY018/029) for a mixed use development , including retail and around 60 houses.
8. New employment opportunities will be encouraged on existing appropriate sites within the development boundary which meet the requirements of relevant policies.
  9. There is no defined Primary Development Shopping Area in Pontesbury therefore any proposals for retail development will need to be considered on their individual merits and will need to satisfy policy requirements set out in Core Strategy Policy CS15 and Policies MD10a and MD10b.

### Schedule S12a: Housing Sites and Mixed Use allocations

Development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9, CS11, CS15 and CS17, Policies MD2, MD3, MD4, MD8, MD10a, MD10b, MD12 and MD13, and the development guidelines and approximate site provision figures set out in this schedule.

Site	Development Guidelines	Provision
MIN002/MIN015 Hall Farm, Minsterley	<b>Mixed use development</b> New build housing is allocated, as part of a mixed use development, subject to it forming part of a comprehensive development scheme for the whole site which secures the appropriate re-use and conservation of historic farmstead and layout at Hall Farm. Development, including dwelling capacity, will be subject to the need to respect and enhance the character of the heritage asset, including the adjoining listed building and its setting, also to ecological, open space and other requirements. A roadside footway to provide improved pedestrian access is sought. Appropriate small scale, light industrial/commercial and business uses will be preferred for buildings retained on the site, with retail, other than farm shop enterprises or small scale ancillary retail, limited except as allowed by permitted development provisions.	17

<b>Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
<p>MIN007 Callow Lane Minsterley</p>	<p>The development will incorporate a buffer zone to the eastern boundary, appropriate landscaping and any other mitigation measures required to safeguard the adjoining SSSI. Priority habitat should be created in the buffer zone to complement the adjacent SSSI habitat. As part of the development, improved pedestrian access will be provided to the existing recreational area to the South of the site and other facilities. Phasing of housing delivery may be necessary to allow for waste water infrastructure improvements and development of the site in 2 phases is sought. The final site extent and layout, within the area identified on the Policies Map, will be identified by any subsequent planning application. This being the area required to provide 32 dwellings and meet ecological, flood risk, landscaping, access and other necessary requirements. The planning application for development of the site should be informed by and supported by an appropriate Flood Risk Assessment.</p>	<p style="text-align: center;">32</p>
<p>Hall Bank- Pontesbury PBY018/29</p>	<p>Housing is allocated, as part of a mixed use development on the site, for approximately 60 dwellings and a small scale convenience retail store to serve the needs of the key centre/village and its rural hinterland. Development proposals will need to be in line with the key centre role identified in CS3 and CS15 and meet the requirements of Policies MD10a and MD10b.</p> <p>The scheme for this site should deliver a comprehensively planned and sensitively designed development for the site integrating housing, retail, open space and community uses. The development should include provision for public parking and may require relocation of the existing nursery premises within the site. Increased local affordable housing provision of up to 25% dependent on viability assessment will be sought to deliver additional community benefits.</p> <p>The development, including housing capacity, will take into account and make provision for flood zone, topography, trees and hedgerows and other site constraints. The planning application for development of the site should be informed by and supported by an appropriate Flood Risk</p>	<p style="text-align: center;">60</p>

Site	Development Guidelines	Provision
	<p>Assessment. As part of the development, linkages to the recreation area and footpath will be retained and where appropriate improved.</p> <p>Phasing to facilitate appropriate local delivery of housing and to allow required improvements to local infrastructure will be sought. Development should be phased to secure delivery of development first at the western end of the site, subject to constraints such as nursery relocation.</p>	
<p>Land off Minsterley Road- Pontesbury</p> <p>PBY019</p>	<p>Development subject to satisfactory access off the A488, layout and design.</p> <p>A sensitively designed and laid out development will be required to reflect the topography and sensitivity of the site and residential amenities of adjoining dwellings.</p>	16

### **Schedule S12b: Employment Sites**

There are no specific employment sites allocated in the Minsterley Pontesbury area other than as part of mixed use allocations detailed in Schedule S12a above.

### **Explanation**

- 4.121 Minsterley and Pontesbury are two large villages within the central area of Shropshire, to the south west of Shrewsbury. They are linked by the A488 and together they offer a range of employment and services which provide for their own local service needs and those of a broader rural area. They have been identified as a combined key centre by Policy CS3, the joint key centre status reflecting their geographical proximity and role. As set out in Policy CS3, the nature and scale of future development is designed to maintain and enhance the settlements linked roles as a Key Centre, whilst ensuring that they retain their separate identities.
- 4.122 Around 123 houses have been built or committed in Minsterley and Pontesbury from 2006-2013, with allocations further providing around 125 dwellings in the period to 2026. In addition to allocations, future development of windfall sites will assist delivery of the local aspiration for growth.
- 4.123 All development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. For Minsterley and Pontesbury this includes wastewater infrastructure capacity, with known flooding issues identified and hydraulic modelling required for proposals in both settlements. It is known that there is limited capacity at the waste water treatment works serving Minsterley. Development

should therefore be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

## **Minsterley**

- 4.124 A significant area of flood risk, particularly around Minsterley Brook, is a key development constraint and there is also a need to protect Minsterley Meadows SSSI. The allocations set out in Schedule S12a propose housing sites outside the main flood zone. The site at Callow Lane adjoins the SSSI but appropriate safeguards can be incorporated into any development to control impacts. The housing site at Hall Farm, part of mixed use proposal, provides an important opportunity to realise the enhancement of a site with a range of largely disused farm buildings, some of which have significant historic interest. The site also adjoins and forms part of the setting of the Grade II\* listed Minsterley Hall. A primary aim of development on Hall Farm, Minsterley and adjoining land is to secure the conservation of heritage assets, including the historic farmstead layout (see also the Shropshire Historic Farmsteads Characterisation Project) on this site. New housing development will help to achieve this objective.
- 4.125 Minsterley plays a role as an employment centre, primarily due to the presence of food producers Muller Wiseman and Rea Valley Foods with these sites included in the identified protected employment area on the Policies Map. There are currently no known plans to seek to extend the large site occupied by the Muller Wiseman operation beyond the existing site and there is also further employment land which is identified as a commitment in Schedule S12c below. It is not considered therefore that provision for land allocation in this location would be appropriate. The future development needs of the existing enterprises will be considered on their merits, within the context of the employment and other relevant policies in the Plan. The small scale mixed use allocation at Hall Farm, which includes employment uses, will extend the local offer by providing for small scale business uses.

<b>Schedule S12c: Committed Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Minsterley	Former Bus Depot, Station Road	0.3

## **Pontesbury**

- 4.126 Areas of high landscape quality, including the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and its setting are a local constraint to development. Pontesbury village is not within the AONB, but rising or undulating local topography results in visually prominent areas, with the setting of the AONB being an important consideration to the South and the

East. Identified site allocations are well related to the built up area of the village and to the north of, and with direct access to, the A488 in order to seek to minimise impacts. The housing allocation, at Hall Bank, is proposed as part of a mixed use scheme incorporating retail use, parking and potential relocation and replacement of the existing nursery facility. Low density housing development, reflecting site considerations, is proposed at Minsterley Road.

- 4.127 Pontesbury does not have a significant a role as an employment centre, although there are a number of small local employers and businesses and rural employment sites, including Malehurst and the former Rea Valley Tractors site at Pontesford which provide some employment opportunities. It is not proposed to allocate additional land at Malehurst, due to constraints such as poor access. The future development needs of the existing and new enterprises will contribute to the windfall allowance for the area and will be considered on their merits, within the context of the employment and other policies in the Plan. This is intended to help secure the appropriate re-use of brownfield sites in the broader area. The mixed use allocation incorporates a small retail element which is intended to enhance the local retail offer and would provide some additional local employment.

## **S12.2: Community Hub and Cluster Settlements**

*There are currently no Community Hub or Cluster Settlements in the Minsterley Pontesbury Plan area.*

### **Explanation**

- 4.128 Whilst there are currently no identified Community Hubs or Clusters in the rural area beyond Minsterley and Pontesbury, there has been some delivery of housing in the past through affordable exception sites and conversions of existing farm and other buildings which it is envisaged will continue.

## **S12.3: Area-wide Policies and Other Allocations**

### **S12.3(i): Area-wide Policies**

1. A housing site on the western edge of Hanwood, within Pontesbury Parish area, providing around 25 dwellings is proposed by Policy S16.2(x) to provide for the growth of Hanwood and to meet the housing needs of Great Hanwood Parish. The site allocation details are set out in Schedule S16.2(x) relating to the Shrewsbury area.
2. In the wider Minsterley- Pontesbury area proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Developments that contribute to the area's economy are encouraged on employment sites in the rural area. Two hectares of employment development is expected to take place on small-scale windfall sites in Minsterley and



### **S12.3: Area-wide Policies and Other Allocations**

Pontesbury and in appropriate rural locations in the area over the period to 2026 and will be positively considered in relation to employment Policy MD4 and the relevant policies for Minsterley and Pontesbury (CS3 & S12), and the rural area (CS5 & MD7b), as appropriate. Opportunities for the regeneration of existing employment areas will also be encouraged, where appropriate, in accordance with Policy MD4 and MD9.

Pre-Adoption

## **S13: Much Wenlock Area**

### **S13.1 Much Wenlock Town**

1. Much Wenlock has a Neighbourhood Plan which sets out the development strategy for the town during the Plan period.

### **Explanation**

- 4.129 Proposals for new development in the Much Wenlock Neighbourhood Plan area should refer to the Neighbourhood Plan;
- 4.130 All development will need to take account of known infrastructure constraints and requirements, as identified within the Much Wenlock Place Plan and LDF Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S13.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Much Wenlock Place Plan area are identified in Policy MD1 and listed in the schedule below, together with the agreed housing requirements and key elements of each Hub and Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in the schedule.

### **Community Clusters:**

#### **S13.2(i): Buildwas**

The settlement of Buildwas in the Parish of Buildwas is a Community Cluster settlement where development by limited infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 10 additional dwellings over the period to 2026. The Parish Council have expressed a preference that development should be phased so that no more than 5 houses are developed in each half of the Plan period and that no more than 3 dwellings should be developed on any single site.

## Explanation

4.131 Community Hub and Cluster settlements are identified in Policy MD1 (Schedule MD1.1). The Schedule above sets out further information in relation to those settlements in the Much Wenlock area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans guidance but new or updated plans/guidance may come forward over the Plan period. As with the identification of settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings but also with consideration to other aspects of the evidence base, including land availability, site suitability, current housing commitments and past rates of development as well as information and views from the promoters of sites, residents and other stakeholders.

### **S13.3: Area-wide Policies and Other Allocations**

Windfall opportunities to develop around 1 hectare of suitable small scale employment uses within Much Wenlock and appropriate rural locations, including Community Hubs and Community Clusters will be permitted. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.

## Explanation

4.132 Opportunities for small scale employment development will be permitted on suitable unallocated sites in appropriate development locations to extend the range and choice of the employment offer within the Much Wenlock area. The regeneration of existing employment areas will also be encouraged to further improve the quality of the employment offer.

## **S14: Oswestry Area**

### **S14.1: Oswestry Town Development Strategy**

1. Oswestry will provide a focus for major development in this part of Shropshire, comprising around 2,600 dwellings and 45 hectares of employment land during the period 2006-2026.
2. New housing development will be delivered through the allocation of a combination of existing brownfield sites within the town and a range of new greenfield sites, together with an allowance for windfall development which reflects available opportunities and past rates. Specific site allocations for housing are identified on the Policies Map and in Schedule S14.1a below and are together capable of delivering about 1400 new dwellings.
3. To help deliver a balance between new housing and local employment opportunity and to provide a range and choice of economic development opportunities in the town, specific site allocations for 39 hectares of new employment land are identified on the Policies Map and in Schedule S14.1b below. These sites will complement the committed urban employment sites in Schedule S14.1c below. Existing major employment areas will be protected in accordance with Policy MD9.
4. To support Oswestry's retail role as a Principal Centre, the extent of the Primary Shopping Area and Primary and Secondary Frontages for the town are identified on the Policies Map. Development proposals in these areas will need to satisfy policy requirements set out in Policies CS15 and MD10a.
5. Development proposals will be expected to demonstrate that they have taken account of the policies and guidelines contained in the Oswestry 2020 Town Plan (2013) and any other future community-led plan or masterplan that is adopted by Shropshire Council.

### **Schedule S14.1a: Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in this schedule.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land off Whittington Road (OSW004)	Development subject to the access, layout and landscaping of the site, securing high quality design and appropriate integration of development within the sensitive historic landscape. Development should demonstrate appropriate regard to the significance and setting of the Old Oswestry Hill Fort.	117

Allocated sites	Development Guidelines	Provision
	<p>A master plan is required for the development of the site which will apply the following design principles:</p> <ol style="list-style-type: none"> <li>1. To inform the layout of the site, full archaeological assessment will be required to enhance the understanding and interpretation of the significance of the Hillfort and its wider setting;</li> <li>2. Ensuring long distance views to and from the Hillfort within its wider setting are conserved;</li> <li>3. Development should be designed to allow views and glimpses of the Hillfort from within the site;</li> <li>4. The layout of development, its form, massing, height and roofscape design will be designed to minimise the landscape impact;</li> <li>5. A landscape plan will be required to design a landscape buffer aligning the northern and eastern boundaries of the site, to create a clear settlement boundary between the built form and open countryside. The landscape buffer will retain important views to and from the Hillfort, including from Whittington Road. The landscape plan should also include detail on appropriate vegetation and screening to ensure high quality design across the site;</li> <li>6. Street lighting should be designed to minimise light pollution and sky glow;</li> <li>7. The opportunity should be taken to consider measures to improve the access, interpretation and enjoyment of the Hillfort and the wider historic landscape.</li> </ol> <p>In addition to these design principles, development to be subject to pedestrian and cycle path links to the former railway and a new footpath link between Whittington Road and Gobowen Road to improve access towards the Hill Fort. Development also to be subject to improvements to the Whittington and Gobowen Roads junction and the junction of Whittington Road with the A5/A483, and the incorporation of appropriate buffer areas/uses to existing businesses on Whittington Road.</p>	
Eastern Gateway Sustainable	Development to deliver comprehensively planned, integrated and phased development of the SUE	900

*Shropshire Council Site Allocations and Management of Development (SAMDev) Plan  
Pre-Adoption Version (Incorporating Inspector's Modifications)  
Full Council 17<sup>th</sup> December 2015*

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Urban Extension (OSW024)	having regard to the SUE Land Use Plan (Figure S14.1.1) and an adopted SUE masterplan. Development to include: a mix of new housing; land for community facilities and public open space; a network of open space and green infrastructure; a new link Road between Shrewsbury Road and Middleton Road; facilitation through provision of land, if required, of improvement to the A5/A483 trunk road junction and sustainable transport improvements associated with the site; and on site pedestrian/cycle provision to facilitate linkages to the Town Centre and proposed employment land at Mile End East. Drainage/flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	
Former Oswestry Leisure Centre (OSW029)	Development subject to further assessment of potential flood risk and biodiversity impacts and design measures to address the relationship between the site and the adjacent college buildings.	40
The Cottams, Morda Road (OSW030)	Development subject to the retention of land adjoining the River Morda as open space to maintain the important physical gap to Morda village (this site is in Oswestry Rural Parish).	65
Land South of the Cemetery (OSW034, 035 & 045)	Development subject to satisfactory access from Victoria Fields and the provision of land for an extension to the Cemetery (to be agreed with Oswestry Town Council), due regard to the setting of the Cemetery, and maintenance of a good network of public footpaths with associated green space/links to the countryside.	80
Alexandra Road Depot (OSW033)	Development subject to satisfactory access, layout and design. Development will provide an opportunity to remediate a small area of filled ground and will be subject to design measures which respect the presence of the culverted watercourse and water supply pipeline.	35
Richard Burbidge (OSW042)	Mixed re-development to deliver sustainable development on brownfield land and the re-use of existing buildings. Redevelopment of the site will need to respect the presence of listed buildings and the former Cambrian railway line, as well as potential	180

Allocated sites	Development Guidelines	Provision
	constraints such as boundary trees and hedges, adjoining land uses/properties, and access/local highway network.	

### Schedule S14.1b: Allocated Employment Sites

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated Sites	Development Guidelines	Provision (hectares)
Land north of Whittington Road (ELR042)	Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and a landscape buffer to the A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	2
Land south of Whittington Road (ELR043)	Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and landscape buffers to Whittington Road and A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason.	14
Land at Mile End East (ELR072)	Development subject to access off and improvements to the A5/A483 trunk road junction, contributions towards sustainable transport improvements associated with the site, and provision of pedestrian and cycle links across the A5 to the proposed Eastern Gateway Sustainable Urban Extension, and landscape buffers to the A5. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	23

## **Explanation**

- 4.133 Oswestry is identified in the Shropshire Core Strategy as a Market Town by Policy CS3 and a Principal Centre under Policy CS15. The town is Shropshire's second largest centre and the largest market town after Shrewsbury, and acts as a service centre for a wide rural hinterland, including parts of Wales. The scale of future development proposed in the town reflects its role as the principal employment, commercial and administrative centre in the north west of the County and the vision and objectives of the adopted Oswestry 2020 Town Plan.
- 4.134 Since about 730 dwellings have already been built since 2006 or are committed for development, the Plan makes provision for about a further 1,870 new dwellings to help deliver the local aspiration for growth during the period 2006-2026. Sites have been allocated which could deliver approximately 1417 dwellings, and there are significant opportunities for development of windfall sites within the development boundary to provide the balance.
- 4.135 Of the allocated sites, the Core Strategy identified the Eastern Gateway Sustainable Urban Extension (SUE) which will deliver around 900 dwellings, together with a new link road between Shrewsbury Road and Middleton Road, sustainable transport improvements and land for community facilities, public open space and green infrastructure. Figure S14.1.1 indicates the broad arrangement of land uses proposed. To further assist the co-ordinated development of the SUE, a masterplan will be prepared and adopted by the Council, following public consultations.



Figure S14.1.1: Oswestry SUE Land Use Plan



- 4.136 As regards the further allocations, the sites have been identified after careful consideration of the issues, with the options limited by physical factors, notably the Morda Valley (flood risk and the need to maintain separation from Morda village) and poor access (Weston Lane and the former railway line) to the south; topography, landscape sensitivity and poor access to the west and north west; the Hill Fort and its setting to the north, and the Oswestry bypass to the east. The sites include a mix of greenfield and brownfield sites, all of which will require sensitive development to reflect their context and secure appropriate benefits.
- 4.137 Oswestry's role as a principal focus for employment is supported through the allocation of a total of 39 hectares of new employment land, which is additional to the 8 hectares of employment land which has been built or committed for development since 2006 and existing employment areas to be safeguarded. Development in the town has been held back by the lack of deliverable land, so the Plan seeks to provide sufficient land and a range of development opportunities in accessible locations to help meet the needs of the town over the Plan period and beyond. The two major new areas are land at Mile End east and land to the south of Whittington Road, both to the east of the Oswestry Bypass, so the developments will need to address their impacts on the A5 junctions and ensure the provision of satisfactory linkages for pedestrians and cyclists to/from the town. Current committed employment sites, which form an important part of the overall land supply are set out in Schedule S14.1.c.

<b>Schedule S14.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Oswestry	Land adjoining Maesbury Road / A483 Weston Lane	2.1
	Land at Rod Meadows	1.7
	Mile End Business Park off Maes Y Clawdd	1.6
	Kensington Gardens, Maesbury Road	0.9
	Unit 1, Mile Oak Industrial Estate	0.2
	Site adjoining Factory No.2 Maesbury Road	0.2
	Land south of Aspect House, Maes Y Clawdd	0.1

- 4.138 In relation to the town centre, and further to Policy CS15 and Policy MD10, Policy S14.1 also includes the designation of the Primary Shopping Area and the Primary and Secondary Frontages, which are identified on the Policies Map.
- 4.139 Overall, the scale of development, including both housing and employment land, being planned for over the period 2006-2026 is significantly higher than that in recent years and will help to deliver additional investment in critical infrastructure investment priorities including waste water treatment; electrical power infrastructure; transport infrastructure and highway junction improvements, which will be needed over the Plan period to address both existing issues and any additional impact from new development. Detailed infrastructure investment priorities are identified in the Place Plan and LDF Implementation Plan, in accordance with Policy CS8 and CS9.
- 4.140 New development will also be expected to recognise the importance of safeguarding landscape character and the setting of the Hill Fort, together with the town's Environmental Network and green spaces and the line of the former Cambrian railway.

## **S14.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Oswestry area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any

## **S14.2: Community Hub and Cluster Settlements**

community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

Mitigation measures will be required to remove any adverse effects from development in the Oswestry area on the integrity of the Montgomery Canal SAC in accordance with Policy MD12.

### **Community Hubs:**

#### **S14.2(i): Gobowen**

Gobowen is a community hub which will provide for future housing growth of about 200 dwellings over the period to 2026. This will be delivered through the development two specific sites which comprise natural extensions to the built area of Gobowen with easy access to central facilities and services, together with development by infilling, groups of houses and conversions on suitable sites within the development boundary identified on the Policies Map. Infill development near the railway station should respect the potential for car parking improvements and heritage railway and sustainable transport proposals. Key development constraints for Gobowen include flood risk in areas which lie adjacent to the River Perry and its tributaries. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land at Southlands Avenue (GOB008)	Development subject to design measures to address groundwater flood risk and impacts on trees and hedgerows and appropriate biodiversity surveys.	20
Land between A5 and Shrewsbury railway line (GOB012)	Development subject to detailed design of appropriate access for vehicles and pedestrians and drainage design. further investigation and survey Site investigations required and potential SUDS design.	90

#### **S14.2(ii): Knockin**

Knockin is a Community Hub which will provide for future housing growth of about 20 dwellings to help sustain the village community over the period to 2026. New housing will be delivered through the allocation of a single site for about 15 dwellings as a modest scale natural extension to the existing built area, with easy access to village centre services. In addition to the site allocation, there are limited

**S14.2(ii): Knockin**

opportunities for sustainable development by infilling and conversions on suitable sites within the development boundary, which will be amended to include a small area of land to the south of the village centre. More small houses are sought in Knockin to attract younger people into the community and the type and affordability of housing will therefore be important considerations when making planning decisions. Key development constraints for Knockin include flood risk in areas and potential impacts on protected species and the historic environment. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land north of Lower House (KK001):	Development subject to design measures to address potential impacts on the significance of the Conservation Area, drainage issues and the outcome of appropriate archaeological and biodiversity assessment and evaluation.	15

**S14.2(iii): Llanymynech & Pant**

Llanymynech & Pant together act as a Community Hub which will provide for future housing growth of about 100 dwellings over the period to 2026. New housing will be delivered through two site allocations in Llanymynech for around 67 dwellings. These sites will help deliver sustainable development in a location close to village centre services, whilst making the best use of available brownfield land and helping to integrate the Heritage Way estate into the village. In addition to the allocated sites, there are a range of opportunities for sustainable development by infilling, small groups of houses and conversions on suitable sites within the existing Development Boundaries of the two villages. Key development constraints for Llanymynech and Pant include protected species and the historic environment. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land north of playing fields (LLAN009):	Development subject to: The provision of additional car parking for the village hall and design measures to reflect the setting of the protected Llanymynech Limekilns and Montgomery Canal SAC.	35
Former Railway Land, Station Road (LLAN001):	Development subject to: The provision of additional car parking and measures to address potential tree and habitat constraints and potential impact on the future	32

Allocated sites	Development Guidelines	Provision
	restoration of the heritage railway.	

#### **S14.2(iv): Ruyton XI Towns**

Ruyton XI Towns is a Community Hub which already has unimplemented planning approvals for about 100 dwellings. In addition to this growth, the village will provide for sustainable development of around 15 dwellings by infilling, small groups of houses and conversions on suitable sites within the development boundary to help deliver further infrastructure improvements. Critical infrastructure investment priorities include waste water treatment infrastructure.

#### **S14.2(v): St Martins**

St Martin's is a Community Hub which will provide for future housing growth of about 200 homes to support existing facilities and services and to help deliver additional community recreation provision. As there is already planning approval for 110 dwellings in the village, this level of growth will allow for around a further 90 new dwellings. In addition to the preferred site allocation for 80 dwellings, there are opportunities for sustainable development by infilling, small groups of houses and conversions on suitable sites windfall sites within the development boundary. Critical infrastructure investment priorities include waste water treatment infrastructure. Other key infrastructure investment priorities include a long standing issue with the sewage system capacity and a recognised under provision of space for sport and recreation.

Allocated sites	Development Guidelines	Provision
Land at Rhos y Llan Farm (STM029):	Allocated as a mixed use site comprising up to 80 new dwellings and small scale employment development, provision of off-road footpath and cycle track and potential for an enhanced vehicle drop-off/parking area associated with the new primary school. Land immediately north of the allocated site to be provided for community recreation and sports pitches. Hydraulic modelling of the sewerage network is required to establish whether sufficient capacity exists to accommodate new flows.	80

#### **S14.2(vi): Whittington**

Whittington is a Community Hub which will provide for future housing growth of around 100 dwellings to take place during the period to 2026 to support existing facilities and services. The allocated sites will provide for about 80 new dwellings. In

**S14.2(vi): Whittington**

In addition to the allocated sites, there are a range of opportunities for further sustainable development by infilling, small groups of houses and conversions on suitable sites of windfall sites within the development boundary. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land adjacent to Oaklands Drive (WGN001); Land to rear of Hershell House (WGN004); Land to south east of School (WGN005); Land adjacent to Big House (part of WGN021)	Development subject to the provision of a school drop off collection facility and an area of open space (immediately adjacent to the school). The road access should be designed in such a way that the development should not provide the ability to 'rat run' between Station Road and the B5009.	80

**Community Clusters:**

**S14.2(vii): Kinnerley, Maesbrook, Dovaston and Knockin Heath**

The settlements of Kinnerley, Maesbrook, Dovaston and Knockin Heath are a Community Cluster which will provide for future housing growth of around 50 dwellings during the period to 2026. New housing will be delivered through specific site allocations in Kinnerley and Maesbrook which will together deliver 33 dwellings. In addition to the allocated sites, sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites windfall sites within the existing Development Boundaries of the cluster settlements. In Dovaston and Knockin Heath, development will be limited to individual, scale small infill plots within the existing Development Boundaries. Development proposals will be expected to demonstrate that they have taken account of the adopted guidance from the Community Led Neighbourhood Plan for Kinnerley which provides additional guidance and will help inform planning decisions in the parish. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land adjacent Kinnerley Primary School (KYN001)	Development subject to the completion of assessments regarding flood risk; drainage design; archaeological assessment and biodiversity impacts.	12
Land west of School Road (KYN002)	Development subject to the retention of the existing hedges; vehicular access via Argoed Road only ; and the provision of parking spaces to help	12

Allocated sites	Development Guidelines	Provision
	address existing parking issues at the school.	
Land at Greenfields Farm (MBK001)	Development subject appropriate drainage design.	4
Land adj. to The Smithy (MBK009)	Development will be supported along the main road frontage, subject appropriate drainage design.	5

**S14.2(viii): Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn**

The settlements of Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn will act as a Community Cluster to provide for future housing growth of around 15 dwellings during the period to 2026 to help meet a need for affordable housing to allow young people to stay in the area. No specific site allocations are proposed, but sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites within the established Development Boundaries of Llanyblodwel and Porthywaen, together with exceptions sites within or adjacent to cluster settlements. Critical infrastructure investment priorities include waste water treatment infrastructure.

**S14.2(ix): Park Hall, Hindford, Babbinswood and Lower Frankton**

The settlements of Park Hall, Hindford, Babbinswood and Lower Frankton are a Community Cluster which will provide for future housing growth of around 50 dwellings during the period to 2026. New housing will be delivered through a specific site allocation at Park Hall for 20 dwellings. No specific site allocations are proposed in Hindford, Babbinswood and Lower Frankton where only limited infill and conversions will be appropriate within the development boundary. Improvements to rural transport links will be sought for these villages.

Allocated sites	Development Guidelines	Provision
Land at Artillery/Larkhill/Park Crescent (PARK001)	Development subject to satisfactory access, layout and design.	20

**S14.2(x): Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas**

The settlements of Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas are a Community Cluster which will provide additional affordable housing for young families or small live/work developments. Reflecting the level of recent commitments, including a recent consent for 13 dwellings in Upper Hengoed, the sustainability of the cluster will be further improved by about 5 further homes in Selattyn as infill

development within the development boundary. Further housing development in Lower Hengoed, Middle Hengoed, Upper Hengoed, or Pant Glas will not be supported during the period to 2026. Critical infrastructure investment priorities include waste water treatment infrastructure.

**S14.2(xi): Weston Rhyn, Rhoswiol, Wern and Chirk Bank**

The settlements of Weston Rhyn, Rhoswiol, Wern and Chirk Bank are a Community Cluster which will provide for future housing growth of about 78 dwellings during the period 2010 – 2026.

A recent consent for 7 dwellings in Chirk Bank means that no further development is proposed in this part of the cluster. New housing will be delivered through specific site allocations in Weston Rhyn and Rhoswiol which will together deliver 45 dwellings. In addition to the allocated sites, sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites, with housing guidelines of about 10 dwellings as infill within the development boundary for Weston Rhyn, about 5 dwellings within the development boundary for Rhoswiol and about 10 dwellings in The Wern.

There is no existing development boundary for The Wern and in order maintain the established pattern of development in the village, new housing should comprise individual or very small groups of infill housing which is located immediately adjacent to existing development, has a frontage onto Station road, and is to the south-west of the junction to Upper Hengoed and to the north-east of the access to Wern Farm.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land South of Brookfield's and Aspen Grange, Weston Rhyn (WRN010):	Development subject to appropriate drainage design, archaeological assessment including mitigation and biodiversity surveys. The layout of the site will need to reflect the presence of a public sewer crossing the site.	25
Land at the Sawmills, Rhoswiol (WRN016):	Development subject to design measures which maintain the existing 'green corridor' and respect the setting of the Llangollen Canal. The layout of the site will need to reflect the presence of a public sewer crossing the site.	20

**Explanation**

4.141 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Schedule MD1.1). The schedules above set out further information in relation to hubs and clusters in the Oswestry area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance



may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

- 4.142 The Plan HRA indicates that development in the Community Hub of Llanymynech and Pant may adversely affect the integrity of the Montgomery Canal SAC. Mitigation measures are required to remove the harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment.
- 4.143 Further to Policy MD8, all development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. In the case of waste water infrastructure capacity, whilst the allocated sites may not independently have an impact, the scale of development may mean that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S14.3: Area-wide Policies and Other Allocations**

#### **S14.3(i): Area-wide Policies**

1. In the wider Oswestry area, developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed rural employment sites in Schedule S14.1d below. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. 16 hectares of employment development is expected to take place on small-scale windfall sites across the Oswestry area the period to 2026 and will be positively considered in relation to employment Policy MD4 and the relevant policies for Oswestry (CS3 & CS11), hubs and cluster settlements (CS4 & CS12) or the rural area (CS5, MD6 & MD7b) as appropriate.

<b>Schedule S14.1d: Committed Rural Employment Sites</b>		
<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Rednal	The Lees, Rednal	0.3
	The Lees, Site B, Rednal	2.3
Park Hall	Evans Enterprises Ltd, Park Hall	1.8
St Martins	Bank Top Industrial Estate, St Martins	1.5
Moreton	4 Units, Moreton Business Park	0.6
lfton Heath	Former Brickworks, lfton Heath	0.5

### **Explanation**

#### *Area Wide Policies*

4.144 There are a number of well-established existing rural industrial estates and employment sites in the rural area around Oswestry, including complexes of rural buildings. These sites make an important contribution to the overall provision of employment land and buildings, and to the rural economy. Further to Policies CS4 and CS5, Policy S16.3(i) confirms the Local Plan's positive approach to appropriate employment development in the rural areas.

## **S15: Shifnal area**

### **S15.1: Shifnal Town Development Strategy**

1. The town of Shifnal will have balanced development that provides a mix of housing, employment, facilities and services with around 1,250 dwellings and 5 hectares of employment development over 2006-2026.
2. Land is allocated for housing and employment development as set out in Schedules S15.1a and S15.1b below and identified on the Policies Map.
3. The Primary Shopping Frontages at Bradford Street and Cheapside are protected for retail uses in accordance with Policies CS15 and MD10a.
4. Land beyond the development boundary that is not part of the Green Belt is safeguarded for Shifnal's future development needs beyond the current Plan period. Only development which would not prejudice the potential future use of this land to meet Shifnal's longer term development needs will be acceptable on the safeguarded land during the plan period.
5. Existing employment land at the Lamledge Lane industrial estate is reserved for development within use classes B1, B2 and B8 only, in accordance with SAMDev Policy MD9.

### **Schedule S15.1a: Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land south of Aston Road (SHI004/a)	Development subject to provision of public open space and a strategic pedestrian route to the railway underpass. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	115
Land between Lawton Road and Stanton Road (SHI004/b)	Development subject to the compatibility of proposals with the adjoining employment allocations. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	100

<b>Allocated sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land north of Wolverhampton Road (SHI006-a)	Development subject to provision of a town park and a strategic pedestrian route to the railway underpass. Drainage/flood risk alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.	250

### **Schedule S15.1b: Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

<b>Allocated Sites</b>	<b>Development Guidelines</b>	<b>Provision (hectares)</b>
Land between Lawton Road and Lamledge Lane (SHI004/c)	Development for offices or general industrial (use classes B1 and B2) subject to compatibility with adjoining uses.	2
Land at J.N. Bentley Ltd off Lamledge Lane (ELR021)	Development for offices, general industrial and warehousing (use classes B1, B2 & B8). Other employment uses may also be appropriate if integrated with the adjoining development of site SHI004.	2

### **Explanation**

4.145 Shifnal is a popular location for new homes, with a number of large sites obtaining planning permission in recent years. Around 790 homes had been built or committed over 2006-2013 and a number of large applications increased commitments further over 2014. The proposed allocations in Schedule 15a above will add a further 465 homes in Shifnal's most sustainably located, central sites.

4.146 It is important that this scale of residential development is balanced by the provision of employment opportunities. The Green Belt around Shifnal limits the opportunities for suitable employment sites, and therefore two allocations of land for employment uses are made at Lamledge Lane to ensure that the most suitable sites around Shifnal's existing employment area at Stanton Road/ Lamledge Lane are reserved to meet the town's long-term needs for employment-related development. There will also be windfall employment development and jobs associated with other uses, such as jobs related to the planned care home on site SHI004/b and jobs related to retail developments.

- 4.147 The vitality of the Town Centre will be protected through the use of Primary Shopping Frontages and the encouragement of retail uses in or adjoining the town centre.
- 4.148 The scale of sustainable development over the period 2006-2026 will be significantly higher than that of recent years. Additional investment in Place Plan investment priorities will be needed over the Plan period to address both existing issues and any additional impact from new development. Among the town's priorities are the provision of a Town Park; improved pedestrian routes across the town; better traffic management with related road and junction improvements, traffic calming, parking and speeding remedies; drainage mitigation; provision of new school places; and a new GP surgery. Land is available for a GP surgery as part of the planning consent for 400 homes at Haughton Road.
- 4.149 A swimming pool and potentially other community uses are planned to be located on the Haughton Road site, utilising a mix of funding streams including a substantial developer contribution from the s106 legal agreement attached to the planning consent for the Haughton Road development.
- 4.150 Opportunities to improve the village hall and provide better allotments will be pursued where feasible.
- 4.151 Developers should take account of the latest Shifnal Town Plan, available at <http://www.2shrop.net/shifnaltownplan> as well as the annual Shifnal Place Plan for infrastructure delivery. All development will need to take account of known critical infrastructure constraints and requirements, as identified within the Shifnal Place Plan and LDF Implementation Plan.
- 4.152 Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.
- 4.153 Whilst there are currently no identified Community Hubs or Clusters in the rural area beyond Shifnal, there has been some delivery of housing in the past through affordable exception sites and the conversions of existing farm and other buildings which it is envisaged will continue.

### **S15.2: Community Hub and Cluster Settlements**

*There are currently no Community Hub or Cluster Settlements in the Shifnal area.*

### **S15.3: Area-wide Policies and Other Allocations**

#### **S15.3(i): Area-wide Policies**

1. One hectare of employment developments are expected to take place on small-scale windfall sites in Shifnal and in the surrounding area over the Plan period. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be positively considered in relation to employment Policy MD4 and the relevant policies for Shifnal and the rural area as appropriate.

## **S16: Shrewsbury Area**

### **S16.1 Shrewsbury Town Development Strategy**

1. Core Strategy Policy CS2 sets out the broad Development Strategy for Shrewsbury, supplemented by this Policy S16.1. Appropriate development and redevelopment that accords with the Strategy will be encouraged on suitable sites within the town's development boundary, which is identified on the Policies Map.
2. Shrewsbury will provide the primary focus for development for Shropshire, as a sub-regional centre and Shropshire's growth point, providing approximately 6,500 dwellings and 90 hectares of employment land during the period 2006-2026.
3. New housing development will be delivered through a combination of existing brownfield sites and a range of new greenfield sites, both sites allocated for development and windfall opportunities. The allocated housing sites are set out in Schedule S16.1a and identified on the Policies Map.
4. To foster economic development and to help to deliver a balance between new housing and local employment opportunities, specific site allocations for 43 hectares of new employment land are set out in Schedule S16.1b and identified on the Policies Map. The allocated employment sites will complement the committed urban employment sites set out in Schedule S16.1d to provide a range and choice of economic development opportunities in the town. Further to Policies CS14 and MD9, existing strategic employment sites and areas to be safeguarded are also identified on the Policies Map.
5. The development of the Shrewsbury South and Shrewsbury West Sustainable Urban Extensions (SUE's) identified on the Policies Map will be supported, provided that:
  - i. The development delivers the scale and type of development set out in Policy CS2 and has regard to the broad arrangement of land uses indicated on the SUE Land Use Plans (Figures S16.1.1 and S16.1.2);
  - ii. The development has regard to the principles of the SUE masterplans adopted by the Council and is linked to the provision of the identified infrastructure requirements, with initial planning applications accompanied by phasing and delivery strategies.
6. Key areas of change in Shrewsbury are the 'Heart' of Shrewsbury and the Shrewsbury Northern Corridor, where proposals for new development/redevelopments and enhancements should have regard to the principles, priorities and objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks, as appropriate, aiming to:
  - i. Provide a sustainable and complementary mix of retail, community, employment and residential uses;
  - ii. Support economic and community development;

## S16: Shrewsbury Area

- iii. Protect and enhance heritage, environmental and conservation assets, and deliver environmental improvements;
- iv. Incorporate approaches to access, parking and movement which support the integrated and sustainable transport strategy for Shrewsbury.

More specifically:

### **A Heart of Shrewsbury – the town centre and edge of centre areas:**

Development proposals should have regard to the aims of:

- i. Renewing areas of relatively poor environment and greater potential, notably at Riverside, West End, Frankwell, Abbey Foregate and Castle Foregate;
- ii. Reducing the impact of traffic and congestion in key areas, notably High Street/West End, Castle Street, Smithfield Road, Frankwell, Abbey Foregate and Castle Foregate;
- iii. Ensuring strong, high quality public realm and links between spaces, particularly walking routes;
- iv. Significantly enhancing the town centre retail offer, whilst retaining and developing the independent sector;
- v. Enhancing the role of the river and access to it;
- vi. Unlocking the potential of some vacant or underused buildings;
- vii. Celebrating gateways and arrival points.

### **B Shrewsbury Northern Corridor, focusing on:**

- Southern Quarter of Castle Foregate/St. Michael's Street/Ditherington;
- Central Quarter of Lancaster Road/Whitchurch Road;
- Northern Quarter of Battlefield Enterprise Park/Sundorne Retail Park/Arlington Way;

Development proposals should have regard to the priorities of:

- i. the restoration and redevelopment of the Ditherington Flaxmill site, including associated mixed use development;
- ii. the enhancement of major existing commercial, employment and mixed use areas;
- iii. encouraging new employment development and existing employers to remain in the area, linked to Policy MD4;
- iv. improving the environmental quality of the Corridor;
- v. further measures to support sustainable transport and links in the Corridor;
- vi. promoting wider housing choice and opportunity.

7. To support Shrewsbury's role as Shropshire's strategic centre, the extent of



## S16: Shrewsbury Area

the Primary Shopping Area and Primary and Secondary Frontages for the town are identified on the Policies Map. Development proposals in these areas will need to satisfy policy requirements set out in Policies CS15 and MD10a. In addition, the Policies Map identifies land at Smithfield Road allocated for the new Riverside Shopping Centre as the location for significant new retail floorspace to help to meet the targets for Shrewsbury set out in Policy CS15.

8. Development proposals will be expected to demonstrate that they have adequately mitigated their impacts, having regard to the need for the co-ordination of infrastructure provision/improvements across the town to address the particular challenges faced by Shrewsbury referred to in Policy CS2. Development proposals should take account of infrastructure constraints and requirements, as identified within the LDF Implementation Plan and Place Plans, and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### Schedule S16.1a: Allocated Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in this schedule.

Allocated Site	Development Guidelines	Provision
Land off Ellesmere Road (SHREW073)	Development subject to the provision of a footpath and cycleway link underneath the railway bridge to link in with the footpath/cycleway through the residential development to the south of Ellesmere Road. (Site with planning permission - reference number: 11/03714/VAR).	150
Land at Ditherington Flaxmill (SHREW198)	Mixed use development to have regard to the adopted masterplan for the re-development of the Flaxmill and adjoining land and buildings, to include approximately 120 dwellings. The re-development will comprise of the repair and re-use of historic buildings to create workspace and associated cultural activities, new retail/commercial office and residential development, associated access, landscaping and car parking, with demolition of non-listed	120

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<b>Allocated Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
	<p>buildings. A site specific flood risk assessment is required for this site.</p> <p>(Site with planning permission - reference number: 10/03237/OUT).</p>	
<p>Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127/ELR02 and 66)</p>	<p>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.1) and adopted masterplan. Development to include the provision of a local centre combined with relocated garden centre south of Oteley Road, major green infrastructure areas, including in the Rea Brook Valley, contributions to A5 junction improvements and sustainable transport measures, the provision of a new strategic employment site south and east of the Football Stadium and Phase 3 of Shrewsbury Business Park off Thieves Lane.</p> <p>(Planning permission for parts of the SUE: Garden Centre redevelopment/local centre planning permission reference number: 12/01946/FUL; Sutton Grange (land north of Oteley Road) planning permission reference number: 13/00893/FUL).</p>	950
<p>Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128/ELR64, 67, and 68)</p>	<p>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land off Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency.</p>	750

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<b>Allocated Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Bowbrook/Radbrook – land between Mytton Oak Road and Hanwood Road (SHREW210/09, 030/R, 094 and 019)	<p>Comprehensive phased development providing a countryside park along the Rad Brook, a 7 hectare site for community facilities, and creating a road link between Mytton Oak Road and Hanwood Road. A site specific flood risk assessment is required for this site.</p> <p>(Site with planning permission:</p> <p>Land West of Hanwood Road - planning permission reference number: 13/03285/FUL;</p> <p>Land South of Mytton Oak Road - planning permission reference number: 13/03534/OUT).</p>	550
Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road (SHREW027 – parts)	<p>Co-ordinated development of two linked sites with new footpaths/cycleways and bus route through the development with any connecting traffic route designed to control vehicular speeds and flows rather than being a direct route for traffic between London Road and Preston Street, maintaining existing public rights of way and improving public access to the River Severn through the site, and providing new riverside public green space and a well landscaped edge to the developed area:</p> <p>(a) Land at Weir Hill Farm/Robertsford House, Preston Street –approximately 150 houses to be accessed off Preston Street, unless justified through a detailed, site specific transport assessment, subject to highway improvements to Preston Street and the Column roundabout, new open space to Preston Street and a landscape buffer to Sunfield Park;</p> <p>(b) Land off London Road – approximately 400-450 houses to be accessed off London Road, with the preferred option for the access route being over land owned by the Shrewsbury College of Art and Technology between the College and the Crematorium, subject to the improvement of facilities, including parking, at the College. The alternative access route, if required, is over land owned by Shropshire Council with the junction with London Road being further south near to the A5 Emstrey junction</p>	550-600

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<b>Allocated Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
	opposite to Shrewsbury Business Park.	
Land off Hillside Drive, Belvidere (SHREW016)	Development subject to retention of protected trees, provision of public open space/woodland ecology area and enhancement of footpath access to Severn Way.	20
Land East of Woodcote Way (SHREW120/R)	Development subject to a new access off Woodcote Way, provision of public open space and improved footpath link to Severn Way.  (Site with planning permission - reference number: 13/01876/FUL).	40
Land off Shillingstone Drive (SHREW105)	Development subject to creation of eco-park on eastern side and buffer to Lion Coppice, and provision of funding for local highways improvements. Development should have regard to the significance and setting of the Registered Battlefield.  (Site with planning permission - reference number: 11/03087/OUT).	230
Land west of Battlefield Road (SHREW095 and 115/ELR006)	Development for housing (northern part) and employment use (southern part) subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site and flood risk mitigation in relation to Battlefield Brook. Development should have regard to the significance and setting of the Registered Battlefield.	100
Land west of Longden Road (SHREW212/09)	Development subject to provision of funding for local highways improvements.	175
Land at Corner Farm Drive (SHREW023)	Development to be accessed off Corner Farm Drive.  (Site with planning permission - reference number: 13/02423/FUL).	25
Land north of London Road (SHREW001 – part)	Development to be low density and to be served by new accesses off London Road, to include a landscape buffer to the adjoining Crematorium site and to have a well landscaped eastern edge having regard to the sensitivity of the Severn valley and views to the site from the east.	50

### **Schedule 16.1b: Allocated Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

<b>Allocated Site</b>	<b>Development Guidelines</b>	<b>Provision (hectares)</b>
Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127 – parts)	Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.1) and adopted masterplan. Development to include provision of a new strategic employment site south and east of the Football Stadium (22 ha.) and Phase 3 of Shrewsbury Business Park off Thieves Lane (4 ha.). The strategic employment site has the potential to accommodate a range of types of business uses (B1, B2 and B8), including recycling and environmental industries.	26
Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128 – parts)	Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land of Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency. A site specific flood risk assessment is required for this site.	9-12
Land west of Battlefield Road (SHREW095 part/ELR006)	Development of southern part of site adjoining ABP premises, subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site and flood	3

Allocated Site	Development Guidelines	Provision (hectares)
	risk mitigation in relation to the Battlefield Brook. Development should have regard to the significance and setting of the Registered Battlefield.	
Land east of Battlefield Road (ELR007)	Development of site adjoining A49/A53 junction for employment uses on gateway site, subject to satisfactory access off Battlefield Road. Development should have regard to the significance and setting of the Registered Battlefield. A site specific flood risk assessment is required for the site.	2

### Schedule 16.1c: Allocated Retail Site

Development of the allocated retail site identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS15, Policies MD2, MD8 and MD10a and MD10b, and the development guidelines and approximate retail floorspace provision set out in this schedule.

Allocated Site	Development Guidelines	Provision
Riverside Shopping Centre, Smithfield Road.	Development to include demolition of the existing Riverside Shopping Centre, Medical Practice, Nightclub, and connecting structures, and construction of a new shopping centre to enhance the existing town centre facilities, including the provision of a department store, unit shops and offices, improved connections to the Pride Hill and Darwin Centres, the town centre, and Frankwell, the creation of an active frontage to Smithfield Road, and close integration with the Ravens Meadow Car Park and the Bus Station.  (Site with planning permission - reference number: 12/00409/EIA).	26,000 sq.m. net increase in retail floorspace

## Explanation

4.154 Shrewsbury is identified in the Shropshire Core Strategy as Shropshire's growth point, to be the focus for significant retail, office and employment development and to accommodate approximately 25% of Shropshire's housing development over the Plan period. The town has a sub-regional role and serves a wide catchment, including parts of Wales. Policy CS2 sets out

an overall Development Strategy for Shrewsbury, with the targets of providing approximately 6,500 dwellings (325 dwellings per annum) and 90 hectares of employment land, and stressing the need for a comprehensive and co-ordinated approach and with reference to the Shrewsbury Vision Regeneration Framework (2011).

- 4.155 Policy S16.1 supplements Policy CS2, providing further detail including on housing, employment and retail sites to be allocated for development, the town's development boundary, the extent of the two Sustainable Urban Extensions and the broad arrangement of land uses proposed for them, policy guidance relating to key areas of change in the town, the definition of the town's Primary Shopping Area, and infrastructure considerations.

### **Housing Development**

- 4.156 For housing development, Table 16.1.1 sets out the position relating to dwellings built since 2006 and existing commitments at 2013 (2,550 houses), and the provision proposed to enable the target of 6,500 additional dwellings 2006-2026 to be met. Policy CS2 sets out an approach of aiming to achieve a minimum of 60% of development on previously developed land (3,900 houses), 25% on the two Sustainable Urban Extensions (1,625), with the balance required (15%), approximately 1,000 dwellings plus a further reserve pool of land for up to a further 15%, provided through other sustainable land releases. The approach of identifying reserve sites has been reconsidered in light of the NPPF policy of boosting housing supply, with a view to providing maximum flexibility to ensure delivery, and effectively to provide for supply beyond 2026. The Plan is therefore identifying greenfield sites with capacity totalling approximately 3,490 dwellings, providing an over-allocation of 13.5% rather than reserve sites of up to 15%.
- 4.157 In relation to previously developed land, nearly all of 2,550 houses built or committed between April 2006 and March 2013 in Shrewsbury are brownfield sites. In addition, there are two allocated housing sites identified in the Plan – land at Ditherington Flaxmill and land off Ellesmere Road. The Flaxmill site is a major regeneration opportunity in the Shrewsbury Northern Corridor, with an element of new build housing and conversion of buildings to residential use being a key component of the overall masterplan for the area. There are other major brownfield housing sites (previously allocated and windfall sites) which are being developed or have been identified in the Strategic Housing Land Availability Assessment 2014 which will contribute to the overall housing target over the Plan period, including the Gay Meadow and former supermarket site at Arlington Way. Overall, there remains an adequate supply of previously developed land and buildings to achieve the delivery of the minimum of a further 1,350 houses, as sought.
- 4.158 For the greenfield sites set out in Schedule S16.1a, in addition to the Shrewsbury South and Shrewsbury West SUE's identified in the Core Strategy, the approach taken has been to spread the peripheral growth of the town over a number of sites and in a variety of directions. This provides the market with a good range and choice of sites, spreads impacts, and takes advantage of opportunities to secure linked benefits, whilst avoiding areas

with major constraints. Shrewsbury is fortunate in that there are considerable areas of land within the Shrewsbury Bypasses which could come forward for development, providing a range of options. However, there are still significant constraints in some areas, notably the River Severn and its corridor through the town (with associated flood risk and landscape sensitivity), limitations on the capacity of the local highways network, and proximity of sites of major ecological and historical value. Schedule S16.1a also sets out development guidelines in relation to the allocated sites in order to ensure that identified issues are addressed and opportunities for benefits secured.

4.159 In summary, the provision being made to deliver the housing target is:

**Table 16.1.1 Shrewsbury Housing Provision**

	<b>No. of Houses</b>
Housing Target	6,500
Houses built or committed April 2006-March 2013 (brownfield)	2,550
Balance/windfall/brownfield sites (minimum)	1,350
Allocated greenfield sites, including SUE's	3,490
<b>Total</b>	<b>7,390</b>

### **Employment Land**

4.160 The overall target for Shrewsbury of 90 hectares of employment land 2006-2026 allows for the continued growth of the town as an important sub-regional centre. With completions and existing commitments at 2013 of approximately 46 hectares and 44 hectares of additional land being allocated as set out in Schedule S16.1b, providing a range and choice of sites and including a new strategic employment site of some 22 hectares as part of the Shrewsbury South SUE. With a further 4 hectares to extend the Shrewsbury Business Park and land within the Shrewsbury West SUE, the allocations deliver a significant re-balancing of the geographical spread of employment land around the town, which has been dominated by provision in the north of the town, and address market demand for sites well related to the A5/A49 Bypasses.

4.161 In order to maintain the reservoir of employment land and buildings, it is important to safeguard existing strategic employment areas and sites. These are identified on the Policies Map following an assessment of their role, significance and potential (Shropshire Employment Areas Study – Phase 1 Shrewsbury). The areas include land at the Battlefield Enterprise Park and Shrewsbury Business Park, sites occupied by major specialist businesses, and the Ditherington Flax Mill.

4.162 In addition to the strategic employment areas and sites, a further tranche of the employment land supply is made up of existing committed employment sites – these include further large parts of the Battlefield Enterprise Park and



Shrewsbury Business Park, and other smaller areas, as set out in Schedule S16.1d.

<b>Schedule S16.1d: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Shrewsbury	Shrewsbury Business Park, Phase 1	0.3
	Centurion Park, Kendal Road	0.5
	Battlefield Enterprise Park	3.9
	Grange Business Park, Lancaster Road Industrial Estate	0.2
	Former Cattlemarket	1.7
	Sundorne Retail Park	0.1
	Abbey Lawns (former Farr and Harris)	0.2
	Flax Mill, Ditherington	0.7
	Land east of Battlefield Enterprise Park	7.9
	Land east of Battlefield	2.3
	Shrewsbury Business Park, Phase 2 & Plot 10	5.2

### **Sustainable Urban Extensions**

- 4.163 The Shrewsbury South and Shrewsbury West SUE's were identified in the Core Strategy as strategic locations for development to help to meet the housing and employment needs of the town. Policy CS2 sets out key elements proposed to be incorporated in the developments as part of a comprehensive and integrated approach. The SAMDev Plan takes this forward by formally allocating the land included in the SUE's, as shown on the Policies Map, and setting out Land Use Plans which indicate the broad arrangement of land uses proposed (Figures S16.1.1 and S16.1.2). To further assist the co-ordinated delivery of the SUE's, masterplans have been prepared, and these have been adopted by the Council following public consultations, for the purposes of informing and guiding the development of the SUE's and as material considerations for related planning applications.
- 4.164 The Shrewsbury South SUE will deliver approximately 950 dwellings on land to the north and south of Oteley Road, a major new business park on land adjoining Shrewsbury Town Football Club and expansion of Shrewsbury Business Park, a new local centre combined with relocated garden centre

south of Oteley Road, and major green infrastructure areas, including in the Rea Brook Valley.

- 4.165 The Shrewsbury West SUE will deliver approximately 750 dwellings on land north and south of Welshpool Road and land for employment use, including an extension to the Oxon Business Park, scope for a health and care business campus off Clayton Way, and a gateway business area adjoining the A5 Churncote junction. The development is planned to provide a new Oxon Link Road between the A5 junction and the Holyhead Road, relieving Welshpool Road of through traffic and forming a leg of the proposed Shrewsbury North West Relief Road, which remains an aspiration of the Council. The SUE also includes an enhanced local centre at Bicton Heath, and major new public open space provision on land north of the Oxon Link Road.

### **Key Areas of Change including the Town Centre**

- 4.166 A further element of the strategy for Shrewsbury relates to key areas of change in the town – the town centre and its edges (the 'Heart' of the town) and the Northern Corridor. These are areas which have been the subject of major studies and consultation exercises leading to the publication of the Shrewsbury Vision (2011) and Shrewsbury Northern Corridor (2007) Regeneration Frameworks. Policy S16.1 links to these Framework documents which set out useful, positive objectives and project ideas which, without being prescriptive, assist in guiding future change in these areas.
- 4.167 In relation to the town centre, and further to Policy CS15 and MD10a and MD10b, Policy S16.1 also includes the designation of the Primary Shopping Area and the Primary and Secondary Frontages, and the allocation of land at Smithfield Road for the development of significant new retail floorspace (the proposed new Riverside Shopping Centre – see Schedule 16.1c), which are identified on the Policies Map. Planning permission was granted for the redevelopment of the Riverside Shopping Centre in 2012, to include approximately 26,000 sq.m. of additional comparison goods retail floorspace.

### **Infrastructure**

- 4.168 As Shropshire's growth point and with major new housing, employment and retail development planned, it is essential that the town also receives significant investment to its infrastructure. Policy CS2 refers to the main infrastructure issues for Shrewsbury, particularly highways and transport, while Policies CS8 and CS9 relate to infrastructure provision and contributions linked to development. Since adoption of the Core Strategy, the Council has developed its LDF Implementation Plan and area-wide Place Plans setting out infrastructure needs and priorities, and introduced the Community Infrastructure Levy which will secure some funding for infrastructure provision. In addition, a systematic approach is being taken to identifying infrastructure requirements associated with major new housing developments in Shrewsbury in order to ensure that adequate funding is available to address the impacts of development and the growth of the town, including with regard to the strategic road network and the town-wide road network/sustainable

transport provision, as well as in relation to local facilities and services. Policy S16.1 seeks to emphasise the importance of infrastructure provision as a consideration in relation to proposals for development in the town.

- 4.169 In relation to highways and transport, the provision of the Shrewsbury North West Relief Road remains a Council ambition and the Council's preferred route for this road is illustrated on the Shrewsbury Key Diagram linked to Policy CS2 in the Core Strategy. The Council recognises that land off Ellesmere Road could be a potential long term direction for growth for the town, but considers that such growth should be linked with the delivery of the Relief Road. The scope for significant developments in that area is particularly affected by the need for the road as, cumulatively, development would have adverse traffic impacts on this major approach to the town centre. Any proposals for development on land west of Ellesmere Road brought forward in the context of Policy MD3 would need to be co-ordinated with and, where necessary, help fund the Relief Road, providing land and/or contributory finance as appropriate. The Shrewsbury Key Diagram also indicates a site for a possible Parkway Station at the A5/A49 Preston Boats Island on the eastern side of the town, which forms a further part of the long term integrated transport strategy for town, but uncertainty over delivery in the Plan period again means that the site is not shown on the Policies Map.
- 4.170 Other infrastructure priorities identified in the Place Plan include additional provision of educational and other community facilities, including facilities for sport and recreation; improved health care facilities and services; provision of affordable and specialist housing; and economic development and regeneration (including the Ditherington Flax Mill). The need for continued investment in the utilities infrastructure of the town is also set out, but there are no fundamental barriers to the planned growth of the town.

### **The Environment**

- 4.171 Policy S16.1 does not repeat Policy CS2 in terms of the importance of protecting and enhancing the town's special character and the unique qualities of its historic built and natural environment, but this remains integral to the comprehensive and co-ordinated approach being taken to the development of Shrewsbury. The conservation areas in the town, including the Shrewsbury Conservation Area (town centre), and the designated Registered Battlefield site to the north of the town, which is a heritage asset of the highest significance, are identified on the Policies Map, together with environmental designations, including the Hencott Pool European Ramsar site to the west of Ellesmere Road. With regard to the Registered Battlefield, attention is drawn to the Planning Guidance for the Registered Battlefield (to be incorporated into the Historic Environment SPD). The principles in the guidance refer to site layout, building height and design, materials, lighting and landscaping of development and any impacts on archaeology to protect, conserve and enhance the significance and setting of the Registered Battlefield.

Shropshire Council Site Allocations and Management of Development (SAMDev) Plan  
 Pre-Adoption Version (Incorporating Inspector's Modifications)  
 Full Council 17<sup>th</sup> December 2015

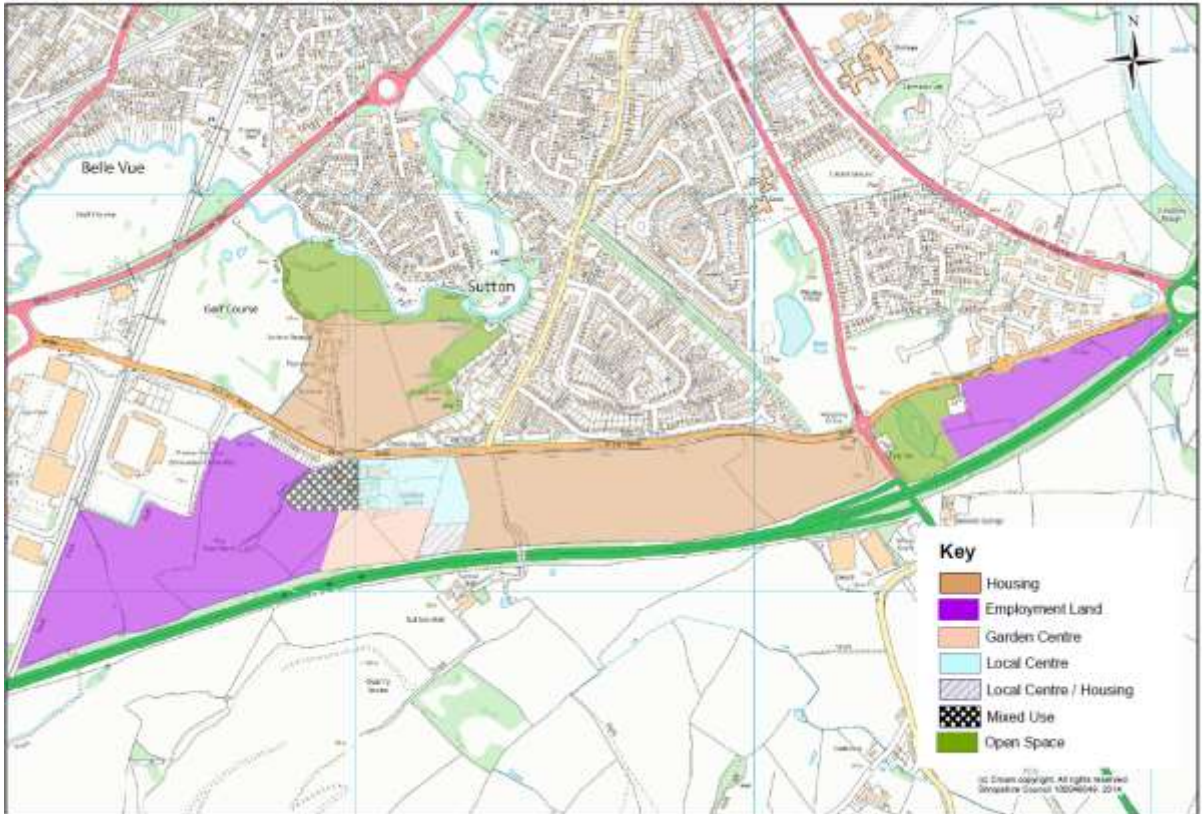


Figure S16.1.1: Shrewsbury South SUE Land Use Plan

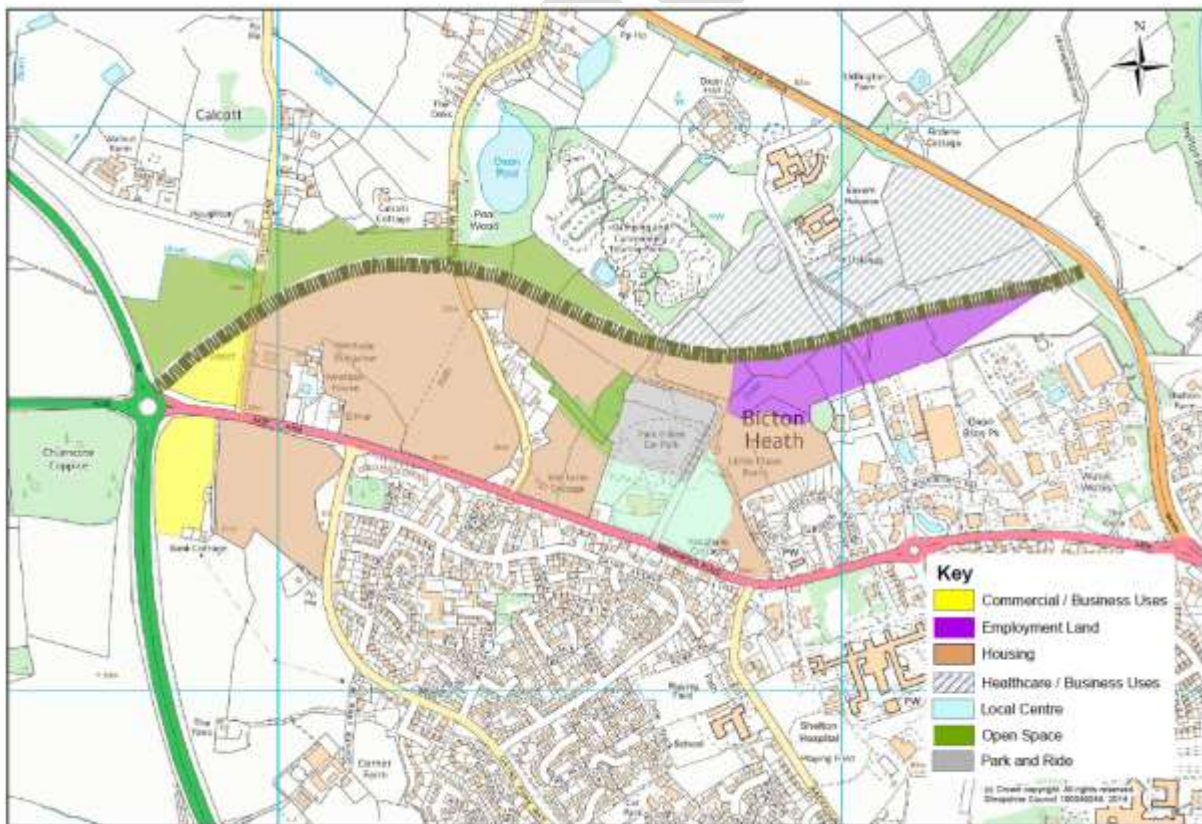


Figure S16.1.2: Shrewsbury West SUE Land Use Plan

## **S16.2: Community Hub and Cluster Settlements**

In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3, MD4 and MD8, and the development guidelines and approximate site provision figures set out in this schedule. Mitigation measures may be required to remove any adverse effects from development in the Shrewsbury area on the integrity of the Fenemere Ramsar site in accordance with Policy MD12.

### **Community Hubs:**

#### **S16.2(i): Baschurch**

Baschurch is a Community Hub with a housing guideline of around 150-200 additional dwellings over the period to 2026. This will be delivered through the development of the allocated housing sites together with development by infilling, groups of houses and conversion of buildings which may be acceptable on suitable sites within the development boundary identified on the Policies Map.

Allocated Site	Development Guidelines	Provision
Land at rear of Wheatlands Estate (BAS005)	Development subject to satisfactory access, layout and design.	40
Land at Station Road (BAS035)	Development subject to the provision of land to enable a school 'drop off' zone capable of accommodation coaches and other school traffic and satisfactory highway access.	40
Land to rear of Medley Farm (BAS025)	Development subject to satisfactory access, layout and design which will need to respect the setting of Prescott Conservation Area.	25
Land to the west of Shrewsbury Road (BAS017)	Development subject to satisfactory access, layout and design and the provision of land adjoining Milford Road for a new Medical Centre and associated parking, protection of the integrity of the coffin path crossing the site, and high quality landscape design to minimise the visual impact of the development on the surrounding area and existing adjoining residential properties.	30

**S16.2(ii): Bayston Hill**

Bayston Hill is a Community Hub with a housing guideline of around 50-60 additional dwellings over the period to 2026, where development by infilling, groups of houses and conversion of buildings may be acceptable on suitable sites within the development boundary identified on the Policies Map. The retention of the gap of undeveloped land between Bayston Hill and Meole Brace, Shrewsbury remains an important objective of the strategy for the village. The development of the village is also constrained by the presence of the A49 running through the village and the major quarry to the east. The provision of affordable housing has been identified by the Parish Council as a priority requirement.

**S16.2(iii): Bomere Heath**

Bomere Heath is a Community Hub in Pimhill Parish with a housing guideline of around 50 additional dwellings over the period to 2026. This will be delivered through the development of the allocated housing site together with development by infilling, groups of houses and conversions of buildings which may be acceptable on suitable sites within the development boundary identified on the Policies Map.

<b>Allocated Sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land off Shrewsbury Road, Bomere Heath (BOM004/R)	Development subject to a new access from Shrewsbury Road, and the provision of public open space, a new footway along Shrewsbury Road and a cycle and footpath link to the football and cricket pitches to the south.	30

**S16.2(iv): Nesscliffe**

Nesscliffe is a Community Hub in the Great and Little Ness Parishes with a housing guideline of around 30 additional dwellings over the period to 2026. This will be delivered through the development of the site allocated for housing, which is identified on the Policies Map, together with development by infilling, groups of houses and conversions of buildings which may be acceptable on suitable sites within the village. Further to The Nesses Parish Plan (2004) and subsequent Housing Needs and Development Survey (2011), developments of a maximum of 10 houses and predominantly 2 and 3 bedrooms are sought by the Parish Council. The protection of the setting of Nesscliffe Hill is an important objective of the strategy for the village.

<b>Allocated Site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land West of Holyhead Road (NESS004 and	Development subject to satisfactory access, layout and design.	15

NESS012 – part)		
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### Community Clusters:

#### **S16.2(v): Albrighton**

Albrighton is a Community Cluster Settlement in the Pimhill parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of around 5 additional dwellings over the period to 2026.

#### **S16.2(vi): Bicton and Four Crosses area**

Bicton and the Four Crosses area are a Community Cluster in Bicton Parish where development by infilling, conversion of buildings and small groups of houses may be acceptable on suitable sites within the development boundaries identified on the Policies Map, with a housing guideline of around 15 additional dwellings over the period to 2026.

#### **S16.2(vii): Dorrington, Stapleton and Condover**

Dorrington, Stapleton and Condover are a Community Cluster in Condover Parish where development by infilling, groups of houses and conversions of buildings may be acceptable on suitable sites within the development boundaries for the villages identified on the Policies Map, with housing guidelines of around 30-35 additional dwellings in Dorrington, 5 in Stapleton, and 20-25 in Condover. There are allocated housing sites in Dorrington and Condover which are identified on the Policies Map. The Parish Council's Village Design Statement seeks phasing of the two sites in Condover and stresses the need for the sites to include an element of affordable housing.

Dorrington benefits from committed employment land at the former rail yard off Station Road, while land is identified under Policy MD5 for mineral extraction at the existing sand and gravel site at Gonsal (see Policy S16.3).

<b>Allocated Sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land off Forge Way, Dorrington (DOR004)	Development to be accessed by a spur road off Forge Way alongside the former Hope Edwardes Institute, with regard required to minimising impacts on the existing dwellings and to the relationship of the development to the adjoining site allocated for development to the rear of the Old Vicarage.	15
Land to the rear of the Old Vicarage,	Development to be accessed off Church Road, with regard required to the	15

<b>Allocated Sites</b>	<b>Development Guidelines</b>	<b>Provision</b>
Dorrington (DOR017 – part)	relationship of the development to the adjoining site allocated for development off Forge Way.	
Land opposite School, Conover (CON006)	Development subject to satisfactory access, layout and design.	5-10
Land east of the Shrewsbury Road, Conover (CON005)	Development subject to satisfactory access, layout and design.	5-10

**S16.2(viii): Fitz, Grafton and New Banks**

Fitz, Grafton and New Banks are a Community Cluster in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of approximately 5-6 additional dwellings over the period to 2026, in addition to 7 dwellings already approved.

**S16.2(ix): Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler**

Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler are a Community Cluster in the Nesses Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites within the villages, with a housing guideline of approximately 10-15 dwellings over the period to 2026.

**S16.2(x): Hanwood and Hanwood Bank**

Hanwood and Hanwood Bank are a Community Cluster in Great Hanwood Parish with a housing guideline of around 30 additional dwellings over the period to 2026. This will be delivered through the development of the site allocated for housing, together with development by infilling, groups of houses and conversions of buildings which may be acceptable on suitable sites within the development boundary, as identified on the Policies Map. The allocated housing site adjoins Hanwood but is in Pontesbury parish. The limited westward extent of the site reflects the aim of ensuring that there is clear separation between Hanwood and Cruckmeole.

<b>Allocated site</b>	<b>Development Guidelines</b>	<b>Provision</b>
Land west of school	Development to be built in a minimum of 2 phases and with appropriate traffic calming measures to ensure safe access to and from	25



(HAN011/R)	the development and to reduce traffic speeds entering the village and passing the school.	
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**S16.2(xi): Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green**

Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green are a Community Cluster in Longden Parish where development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages, with a housing guideline of approximately 10-50 additional dwellings over the period to 2026. Of these dwellings, 25-30 are to be in Longden village, with the remainder spread evenly amongst the other Cluster settlements. The Parish Council has adopted a Longden Parish Development Statement (2013) as an addendum to the Parish Plan (2010), indicating that no individual site should be of more than 10-15 houses and a preference for lower cost 2-3 bedroom properties, and identifying zones with associated guidance for development in Longden.

**S16.2(xii): Montford Bridge West**

Montford Bridge West is a Community Cluster Settlement in Montford Parish where development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the village, with a housing guideline of approximately 10 additional dwellings over the period to 2026. Outline planning permission has been granted (2013) for 5 dwellings on land south-west of the Holyhead Road. Applications on further sites within or adjacent to the village will be considered on an individual basis, but with a maximum of 1-2 dwellings per site sought in the Parish Council's Montford Housing Strategy.

**S16.2(xiii): Mytton**

Mytton is a Community Cluster Settlement in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of approximately 5 additional dwellings over the period to 2026.

**S16.2(xiv): Uffington**

Uffington is a Community Cluster Settlement with a housing guideline of approximately 5 additional dwellings over the period to 2026. This will be delivered through the development of the site allocated for housing, leaving scope for limited infill development/conversions of buildings which may be acceptable on suitable sites. In addition, an affordable housing 'exception' site has been permitted which would provide 10 dwellings off Church Road at the northern end of the village.

Allocated site	Development Guidelines	Provision
Land between Manor Farm and Top Cottages (UFF006/10 – part)	Development to be fronting the main road.	Up to 5

**S16.2(xv): Walford Heath**

Walford Heath is a Community Cluster Settlement in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable, with a housing guideline of approximately 6 additional dwellings over the period to 2026, in addition to 10 already approved.

**S16.2(xvi): Weston Lullingfields, Weston Wharf and Weston Common**

Weston Lullingfields, Weston Wharf and Weston Common are a Community Cluster in Baschurch Parish where development by infilling, conversions and small groups of up to 5 dwellings may be acceptable on suitable sites within the villages, with a housing guideline of 15-20 additional dwellings over the period to 2026.

**Explanation**

4.172 Community Hub and Community Cluster Settlements are identified in Schedule MD1.1 under Policy MD1. Schedule 16.2 (i) – (xvi) sets out further information in relation to those settlements in the Shrewsbury area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community led plans/guidance but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

4.173 Further to the need for development to have regard to Policy MD8 - Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans providing further information on infrastructure needs and priorities. General infrastructure requirements identified relate to the provision of affordable housing, and improving village halls and play facilities, IT facilities, and public transport services, together with localised highways improvements and safety enhancements. In addition, specific issues identified and which proposed developments can help to address, include improved primary health care

provision in Baschurch, the provision of a pedestrian crossing on the A49 in Dorrington, and traffic management and calming measures in Hanwood.

- 4.174 The Plan HRA indicates that development in the Community Hub of Baschurch and the Community Cluster of Weston Lullingfields, Weston Wharf and Weston Common may adversely affect the integrity of the Fenemere Ramsar site. Mitigation measures may be required to remove the harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulations Assessment.
- 4.175 With regard to waste water infrastructure capacity, whilst the allocated sites in settlements may not independently have an impact, the scale of development may mean that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### **S16.3: Area-Wide Policies and Other Allocations**

#### **S16.3(i) Area Wide Policies**

1. In the wider Shrewsbury area, developments that contribute to the local economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where the sites are well located and well suited to employment use. No new sites are allocated, but approximately 10 hectares of employment development is expected to take place on small-scale windfall sites across the rural area over the Plan period to 2026 and proposals will be positively considered in relation to employment Policy MD4 and the relevant policies for Community Hubs and Community Cluster settlements (Policies CS4 and S16.2) or the rural area (CS5, and MD7b) as appropriate. Such development will complement the existing employment sites and the committed employment sites identified in Schedule 16.1e below. Opportunities for the regeneration of existing employment areas will also be encouraged, where appropriate, in accordance with Policy MD9.

#### **Schedule S16.1e: Committed Rural Employment Sites**

<b>Settlements</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Dorrington	Station Road, Dorrington	0.2
Ford	Land adjoining Poultry Unit, Ford – Site committed for employment uses and capable of accommodating the development of recycling and	5.8

### S16.3: Area-Wide Policies and Other Allocations

	environmental industries.	
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#### S16.3(ii) Minerals Allocation

2. Further to Policy MD5, to maintain an adequate and steady supply of sand and gravel during the Plan period in accordance with the established production requirement, an extension to the existing operational site at Gonsal Farm south of Condover, is allocated as shown on the Policies Map:

Allocated site	Development Guidelines	Provision
Gonsal Quarry Extensions (M10/11)	Further extension of the site will only be acceptable with the creation of a new access to the A49 which would deliver significant local transport benefits over current access arrangements. Restoration of the site has the potential to deliver significant wildlife and recreation benefits.	44.46 ha - Approximate productive capacity: 1.8 million tonnes

## Explanation

### *Area Wide Policies*

4.176 There are a number of well-established existing rural industrial estates and employment sites in the rural area around Shrewsbury, including complexes of rural buildings, such as at Atcham, Condover, Dorrington and Leaton. These sites make an important contribution to the overall provision of employment land and buildings, and to the rural economy. Further to Policies CS4 and CS5, Policy S16.3(i) confirms the Local Plan's positive approach to appropriate employment development in the rural areas. The land adjoining the Poultry Unit at Ford, a committed employment site, is appropriate for general industrial uses, and could accommodate resource recovery, recycling and other environmental industries, subject to the limitations of the local highway network.

### *Minerals Allocation*

4.177 Policy MD5 sets out detailed policy regarding sites for sand and gravel working, including all of the sites allocated for working in the Plan period. The extensions to Gonsal Quarry will support the comprehensive working of mineral resources at a well-established existing quarry with good access to local markets.

## **S17: Wem Area**

### **S17.1 Wem Town Development Strategy**

1. Wem will provide a focus for modest growth of approximately 500 dwellings and 4 hectares of employment land. Specific site allocations for housing are identified on the Policies Map and in Schedule S17.1a below and are together capable of delivering 110 new dwellings. The allocated sites are located to the north-west and south-west of Wem, in order to limit the potential for further cross town traffic and to reflect significant safety and congestion concerns regarding the railway crossing to the east of the town centre.
2. To help deliver a better balance between housing and employment in Wem, and to provide a range and choice additional local employment opportunity to help reduce the need to commute out of the town for work, existing employment areas will be safeguarded under Policy MD9 and an additional 4 hectares of employment land is identified on the Policies Map and in Schedule S17.1b below. These sites will complement the committed urban employment sites in Schedule S17.1c. To recognise existing infrastructure capacity constraints, the strategic location of the employment allocation is intended to help limit additional cross town traffic movements by commercial vehicles.
3. To support Wem's role as a District Centre, and in line with evidence from the North Shropshire Retail Study 2008, the extent of the Primary Shopping Area for the town is identified on the Policies Map. Development proposals in these areas will need to satisfy policy requirements set out in Core Strategy Policy CS15 and SAMDev Policy MD12.
4. Development proposals will be expected to demonstrate that they have taken account of the policies and guidelines contained in the Wem Town Design Statement and any other future community-led plan or masterplan that is adopted by Shropshire Council.
5. Mitigation measures will be required to remove any adverse effects from development in Wem on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.

### **Schedule S17.1a: Housing Sites**

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Allocated sites	Development Guidelines	Provision
Land off Pym's Road (WEM003)	Development subject to an appropriate contribution to traffic management measures, appropriate drainage design and appropriate biodiversity and archaeology surveys. The design of the site may include additional land for community facilities.	100
Land at Tilley (WEM012)	Development subject to measures to help address local surface water management issues and appropriate biodiversity and tree surveys.	10

### **Schedule S17.1b: Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

Allocated sites	Development Guidelines	Provision (hectares)
Land adjacent to Shawbury Rd (ELR031)	Development to deliver high quality, high tech business or office units and a full range of Class B uses including resource recovery, recycling and other environmental industries, subject to measures to address flood risk and surface water management and measures to protect and enhance protected species and existing tree and hedgerow features.	4.0

### **Explanation**

- 4.178 In recognition of its role in providing facilities and services to its rural hinterland, Wem is identified in the Shropshire Core Strategy as a District Centre and a Market Town. Policy CS3 indicates that additional development will help to strengthen its economic role and maintain its role as a sustainable place. To maintain its role, the town will need to accommodate balanced housing and employment development within its development boundary and on sites allocated for development.
- 4.179 Since 372 homes have already been built since 2006 or are committed for development, the Plan now needs to make provision for about a further 128 new homes to help deliver a modest level of growth during the period 2006-2026. In addition to the site allocations identified, there are significant opportunities for development of windfall sites within the development boundary.

4.180 The Core Strategy acknowledges that Wem is not a main shopping or employment centre, with Shrewsbury the main beneficiary of leaked retail expenditure and significant levels of out-commuting for work. To help deliver a better balance between housing and employment in Wem, and to provide additional local employment opportunity to reduce the need to commute out of the town for work, existing employment land will be safeguarded and supplemented by the allocation of an additional 4 hectare site to encourage a wider range of local employment opportunity.

<b>Schedule S17.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Wem	Wem Industrial Estate, Soultion Road	2.1
	Former Timber Yard, Aston Road	2.5

4.181 The scale of sustainable development over the period 2006-2026 will be significantly lower than that in recent years and has been constrained by limited infrastructure capacity, particularly traffic congestion. Additional investment in traffic management measures, primary school capacity, medical practice capacity and waste water treatment will be needed over the Plan period to address both existing issues and any additional impact from new development. Detailed infrastructure investment priorities are identified in the Place Plan and LDF Implementation Plan, in accordance with Policy CS8 and CS9.

4.182 The Plan HRA indicates that residential development in Wem may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.

### **S17.2: Community Hub and Cluster Settlements**

Community Hubs and Clusters in the Oswestry Place Plan area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development

## **S17.2: Community Hub and Cluster Settlements**

guidelines and approximate site provision figures set out in the schedule.

### **S17.2(i): Shawbury**

Shawbury is a community hub which will provide for modest growth of about 50 new dwellings over the period to 2026. New housing will be delivered through the allocation of a single site for 50 dwellings close to the site of the relocated primary school. Key development constraints for Shawbury include flood risk in areas to the east of the town, the Shawbury Moat Scheduled Ancient Monument and the landscape quality and wildlife value of areas which lie adjacent to the River Roden. Key infrastructure planning issues include the need for an upgrade to sewerage infrastructure and the provision of new sports facilities.

Allocated sites	Development Guidelines	Provision
Land to the rear of Brickyard Farm, Poynton Road (SHAW004)	Development subject to inclusion of a school parking and drop-off area; the provision of land for community sports facilities; and access via a new roundabout on the A53.	50

### **S17.2(ii): Myddle and Harmer Hill Cluster**

The settlements of Myddle and Harmer Hill are a Community Cluster which will provide for modest growth of around 50 dwellings over the period to 2026. As there is already planning approval for about thirty dwellings in the Parish, this would allow for about a further twenty dwellings, including up to six individual dwellings within the rural part of the parish over the period to 2026. No specific site allocations are proposed in the cluster settlements and development should take the form of individual or small groups of housing as infill development within the development boundaries of both settlements.

## **Explanation**

4.183 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Schedule MD1.1). The schedules above set out further information in relation to hubs and clusters in the Wem area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils,



but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.

- 4.184 Further to the need for development to have regard to Policy MD8: Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans providing further information on infrastructure needs and priorities.

### **S17.3: Area-wide Policies and Other Allocations**

#### **S17.3: Area-wide Policies**

1. In the wider Wem Place Plan area, developments that contribute to the area's economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Two hectares of employment development is expected to take place on small-scale windfall sites across the Wem Place Plan area over the period to 2026 and will be positively considered in relation to employment policy MD4 and the relevant policies for Wem (CS3 & CS11), hubs and cluster settlements (CS4 & CS12) or the rural area (CS5, MD6 & MD7b) as appropriate.

## S18: Whitchurch Area

### S18.1 Whitchurch Town Development Strategy

1. Whitchurch is a focus for significant development in the North East of Shropshire and will deliver around 1,200 dwellings and around 26 hectares of employment land in the plan period 2006-2026.
2. New housing development will be delivered primarily on the allocated housing sites identified in schedule S18.1a below and identified on the Policies Map, alongside additional infill and windfall development within the town's development boundary.
3. New employment development will be delivered primarily on the allocated employment sites identified in schedule S18.1b below, alongside other appropriate brownfield opportunities within the town's development boundary. The existing employment area at Waymills is safeguarded for employment use in accordance with Policy MD9.
4. To support Whitchurch's role as a Principal Centre, new main town centre uses will be focussed within the defined town centre area and Primary Shopping Area identified on the Policies Map, and will be subject to Policies CS15 and MD10a.
5. Mitigation measures will be required to remove any adverse effects from development in Whitchurch on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.

Development proposals will be expected to take account of infrastructure constraints and requirements, as identified within the LDF Implementation Plan and Place Plans, particularly in relation to the need for upgrades to the wastewater treatment works in 2020-2025 and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

### Schedule S18.1a: Allocated Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Site	Development guidelines	Provision
Land at Tilstock Road	Site to incorporate a range of uses including mixed residential development; land for a new primary school; new sports provision including an additional cricket pitch and new football pitches; and a neighbourhood	500

<b>Schedule S18.1a: Allocated Housing Sites</b>		
(WHIT009)	convenience store. Development subject to a new primary vehicular access on Tilstock Road; a secondary vehicular access on Greenfoot Lane; a new pedestrian crossing on Tilstock Road; and suitable visual impact mitigation measures.	
Land at Mount Farm (WHIT046)	Development subject to a primary vehicular access off Harodgate; the creation of a new secondary cycle and pedestrian access onto Tarporley Road; on-site environmental mitigation and enhancements; and landscape mitigation measures.	100
Land at Alport Road (WHIT021)	Development subject to a new primary vehicular access on Alport Road; appropriate highway improvements on Alport Road if required, and landscape mitigation measures.	60
Land West of Oaklands Farm (WHIT051)	Development to form the residential element of a mixed use scheme to include allocated employment allocation ELR033, and is subject to the following development phasing:  <u>Phase 1:</u> Up to 30 dwellings to include a new vehicular access on Waymills and the completion of appropriate visual impact mitigation measures to the eastern and western boundaries of the site;  <u>Phase 2:</u> Around 30 dwellings following completion of a separate vehicular access and agreed levels of servicing for employment allocation ELR033	60
Land North of Mill Park (WHIT033)	The development has now been granted planning consent for 13 dwellings. Development will be subject to the requirements of planning approval 12/04721/FUL.	13

### **Schedule S18.1b: Allocated Employment Sites**

Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

<b>Site</b>	<b>Development guidelines</b>	<b>Provision (hectares)</b>
Land at the Oaklands Farm (ELR033)	Development to form the employment element of the mixed use scheme to include residential allocation WHIT051 and will be subject to agreed phasing. Suitable for B2 and B8 employment uses including facilities for recycling & environmental industries. Development subject to the creation of a separate access to be agreed with the Highways Authority, improvements to Waymills and the Nantwich Road Junction if required, and the creation of suitable landscape and visual buffering between the new employment and residential uses on the wider mixed use scheme.	8.5
Land at Heath Road (ELR035)	To form a new 'gateway' business park with the development of a suitable range of B1 employment and ancillary uses, and subject to the creation of a new primary vehicular access off the A525 to be agreed with the Highways Authority, improvements to the A525 if required, and appropriate landscape buffering.	11

### **Explanation**

4.185 Whitchurch is identified in the Shropshire Core Strategy as a Principal Centre and a Market Town by Policy CS3. The settlement strategy for Whitchurch identifies the scale and mix of development proposed up to 2026. This will ensure balanced growth which delivers significant new housing and employment provision, support the vitality of the town centre, and enable the development and maintenance of physical and social infrastructure. The positive growth framework responds to the priorities expressed in the Whitchurch Town Plan.

4.186 This settlement strategy actively plans to accommodate around 1,200 dwellings and around 26 hectares of employment land over the plan period. In the first seven years of the plan period around 300 dwellings have either been built or have planning consent and there is around 7 hectares of approved employment land. Therefore there is a need to plan for a further 900 dwellings and around 19 hectares of employment land over the remainder of the plan up to 2026. This level of development is considered to be

significant, but consistent with the local growth aspirations and the environmental and physical capacity of the town.

- 4.187 Whilst housing development in Whitchurch has come forward at a steady rate since 2006, growth rates have been constrained by the non-delivery of a major housing allocation at Alport/Black Park Road, identified in the previous North Shropshire Local Plan. The on-going deliverability of this site has been reassessed as part of this new settlement strategy resulting in the majority of the site now being de-allocated for development.
- 4.188 The new allocated housing sites will be delivered in line with the specified development guidelines and offer a sustainable pattern of growth for Whitchurch, as well as flexibility to the market. The strategy also makes an appropriate allowance for housing on suitable windfall sites within the development boundary to make up the housing requirement for the town.
- 4.189 A major mixed use site is allocated to the south of the town off Tilstock Road providing up to 500 dwellings and enabling the delivery of significant community infrastructure including a new primary school. There will be a co-ordinated approach to the delivery of this scheme alongside other sites to ensure development contributes appropriately to the delivery of necessary highway improvements around the town.
- 4.190 New employment provision is central to the town's settlement strategy and will enable the rebalancing of the town's higher than average levels of out-commuting. In addition to the existing employment commitments identified in schedule S18.1c, the strategy identifies two significant employment land allocations and safeguards existing employment land at Waymills. The employment allocations represent commercially attractive locations close to the main highway network, and will serve different end uses. The allocation at Heath Road (ELR035) provides a significant 'gateway' site for a new business park, whilst the allocation north of Waymills (ELR033) will further develop the existing industrial park and will be the preferred location for major new industrial, storage and distribution development.

<b>Schedule S18.1c: Committed Urban Employment Sites</b>		
<b>Settlement</b>	<b>Employment Sites</b>	<b>Provision (hectares)</b>
Whitchurch	Land off Shakespeare Way	0.8
	Mulberry Business Park, Shakespeare Way	0.4
	Grocontinental, Shakespeare Way	1.3
	South of Civic Park, Whitchurch	4.3

- 4.191 Further to the requirements of Policy MD3, the strategy provides flexibility if there is a recognised under-delivery of housing ahead of 2026. In these circumstances the strategy recognises there is available land adjoining the Whitchurch development boundary which offers potentially suitable broad locations for housing, and which is in keeping with the Whitchurch Town Plan. It is envisaged that the release of additional land will only be acceptable towards the end of the Plan period and only where the Local Planning Authority considers there to be a quantified threat to the delivery of the overall strategy.
- 4.192 The Plan HRA indicates that residential development in Whitchurch may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulations Assessment.
- 4.193 All development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. For Whitchurch this includes wastewater infrastructure capacity as whilst the allocated sites may not independently have an impact, the scale of development is such that hydraulic modelling is needed for the catchment as a whole. There are also known electricity supply issues which will require significant capital investment. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards town wide local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

## **S18.2: Community Hub and Cluster Settlements**

Community Clusters in the Whitchurch Place Plan area are identified in the schedule below, together with the agreed housing requirement and key elements of each Cluster's development strategy. The sites in the table are allocated as suitable in principle for residential development where required to meet the housing requirement, subject to the criteria in Policy MD2 and where relevant any key guidelines set out in Annex A. Allocated sites and windfall sites are subject to any guidelines contained in a community led plan, parish plan or masterplan that is adopted by Shropshire Council.

Mitigation measures will be required to remove any adverse effects from development in the Whitchurch area on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.

## Community Clusters:

### **S18.2(i): Prees and Prees Higher Heath Community Cluster**

Prees and Prees Higher Heath are a Community Cluster which will provide future housing growth of around 100 dwellings over the period to 2026. This will be delivered through the development of two allocated sites in Prees, together with development of infilling, groups of houses and conversions on suitable sites within the development boundary identified on the Policies Map for both villages. In considering applications for infilling development the preference will be for schemes to create a suitable road frontage, avoiding further back-land development, and for a maximum of three dwellings. In Prees Higher Heath the significant brownfield housing commitment on the current Grocontinental works site is not considered in the future housing growth of the Cluster, and subject to Policy MD3, should this site be undelivered any replacement housing will not be identified within the Prees Community Cluster settlements.

<b>Site</b>	<b>Development guidelines</b>	<b>Provision</b>
PRE002/011/12 Land West of Shrewsbury Street	Development subject to a suitable access off Shrewsbury Street, with any loss of existing dwellings to be compensated within the new development and suitable landscape buffering between the site and Brades Road.	30
PRE008 Land at Moreton Street	Development subject to agreed phasing to support the site's contribution to the full restoration of Prees Hall and its associated buildings to a standard which secures their beneficial re-use and respects their grade II listing. Development also subject to the creation of a new vehicular access off Moreton Street; the provision of replacement open space on identified land north of Church Street; and pedestrian enhancements around the site.	40

### **S18.2(ii): Whitchurch Rural & Ightfield and Calverhall Community Cluster**

Tilstock, Ash Magna/Parva, Prees Heath, Ightfield and Calverhall are a Community Cluster which together will provide housing growth of about 100 dwellings between 2011 and 2026, in accordance with the following approximate scales:

- Tilstock: 50 dwellings
- Ash Magna / Ash Parva: 15 dwellings
- Ightfield and Calverhall: 25 dwellings
- Prees Heath: 10 dwellings

**S18.2(ii): Whitchurch Rural & Ightfield and Calverhall Community Cluster**

This will be delivered through the development of allocated sites in Tilstock, Ash Parva and Prees Heath, together with development of infilling, groups of houses and conversions on suitable sites within the development boundaries identified on the Policies Map or on well related sites to Prees Heath. To support sustainable growth in Tilstock which respects local character and context, a phased approach will be used for the delivery of the allocated sites in accordance with the development guidelines in the schedule below.

<b>Allocated site</b>	<b>Development guidelines</b>	<b>Provision</b>
TIL001 Land at the Vicarage, Tilstock	Development subject to a vehicular access off Tilstock Lane through the current site of the Vicarage garden; the maintenance of the Vicarage; suitable amenity mitigation for residents of Church Close; and the creation of hedgerow to the southern extent of the site to act as a defensible boundary.	25
TIL002 Land at Tilstock Close, Tilstock	Development subject to a vehicular access off Tilstock Lane, with Tilstock Close to provide a pedestrian access only. Development to come forward after 2017 or following the completion of site TIL001.	13
TIL008 Land at Russell House, Tilstock	Development subject to a vehicular access off Tilstock Lane, and the re-use of the existing on-site garage for community benefit, potentially as either a village shop or business starter units, subject to locally defined needs and aspirations.	12
ASHP002 Land West of Ash Parva	Subject to vehicular access off Ash Road alongside visibility improvements; the improvement and retention of the Ash footpath; land to support additional car parking in Ash Parva; and improvements to the pond on the eastern boundary.	8
PH004 Former Cherry Tree Hotel and adjoining land, Prees Heath	Development subject to the use of the existing vehicular access off the A41.	5



## **Explanation**

- 4.194 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Table MD1.1). The schedules above set out further information in relation to hubs and clusters in the Whitchurch area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders.
- 4.195 The Prees Community Cluster Development Strategy identifies two housing allocations in Prees in recognition of the existing services and facilities the village already provides. The delivery of around 40 dwellings on the Moreton Street allocation (PRE008) offers a significant opportunity to enable the restoration of the Grade II listed Prees Hall and its associated buildings; an important local heritage asset, and in recognition development on this allocated site will be expected to contribute financially to its restoration through a suitable phasing scheme to be agreed between the applicant and the Local Planning Authority.
- 4.196 The Community Cluster for Tilstock, Ash Magna/Parva, Prees Heath, Ightfield and Calverhall will provide around a further 100 dwellings up to 2026. The distribution of housing identified in Policy S18.2 (ii) recognises the role each settlement already plays within the Cluster, their existing services and facilities and opportunities to deliver sustainable development. The phasing of the housing allocations in Tilstock recognises that infrastructure improvements will be on-going throughout the plan period, and will also enable the delivery of a suitable vehicular access off Tilstock Lane for site TIL002. The delivery of allocated site ASHP002 will enhance physical linkages between Ash Parva and Ash Magna. Following the delivery of ASHP002 the strategy seeks to resist further market housing development in Ash Parva in recognition of the site's contribution to the village's overall growth aspirations, and the desire to spread growth evenly between Ash Magna and Ash Parva. The development of 25 dwellings across Ightfield and Calverhall up to 2026 includes of the recent approval of 16 dwellings at Church Farm, Calverhall.
- 4.197 Further to Policy MD8, all development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. In the case of waste water infrastructure capacity, whilst the allocated sites may not independently have an impact, the scale of development may mean that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take

account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

- 4.198 The Plan HRA indicates that residential development in the Community Clusters of Prees and Prees Higher Heath and Whitchurch Rural & Ightfield and Calverhall may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulations Assessment.

### **S18.3: Area-wide Policies and Other Allocations**

#### **S18.3: Area-wide Policies**

1. In the wider Whitchurch area, developments that contribute to the area's economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Five hectares of employment development is expected to take place on small-scale windfall sites across the Whitchurch area over the period to 2026 and will be positively considered in relation to employment Policy MD4 and the relevant policies for Whitchurch (CS3 & CS11), hubs and cluster settlements (CS4 & CS12) or the rural area (CS5, MD6 & MD7b) as appropriate.

## Appendix 1:

### Replacement of remaining 'saved' Local and Structure Plan policies

*Bridgnorth District Local Plan (1996 – 2011):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
S1	Development Boundaries	MD1
S2	Areas of Minimum Change	MD1 / MD3
S3	Green Belt	MD6
S4	Safeguarded Land	MD6
D6	Access and Car Parking	MD2
D10	Art and Development	MD2
D11	Renewable energy	MD2 / MD8
D14	Telecommunications	MD8
D16	Directional Signs	Not replaced
RD6	Location of Caravan, Camping and Chalet Sites	MD7a+b / MD11
RD7	Size of Caravan Sites	MD7a+b/ MD11
RD8	Development of existing Chalet Sites	MD6 / MD7a+b/ MD11
RD9	Caravans and Mobile Homes	MD7a+b/ MD11
H3	Residential Development in Main Settlements	MD1 / MD3
H4	Residential Development in Smaller Settlements	MD1 / MD3
H7	Housing Density	MD2
H14	Temporary Accommodation for Agricultural Workers	MD7a
H15	Agricultural Occupancy Conditions	MD7a
CN5	Use of Outline Planning Applications	Not replaced
ALB1	Housing Site east of Shaw Lane	MD3
ALB2	Shopping Centre	MD3 / MD10
ALV1	Industrial Estate	MD4 / MD9
BRID2	Industrial Site off Stourbridge Road	MD4 / MD9
BRID3	Industrial Site of Faraday Drive	MD3 / MD4/ MD9
BRID4	Industrial Site at Stanmore Industrial Estate	MD3 / MD4/ MD9
BRID6	Station Lane/Hollybush Road	MD3
BRID7	Primary Shopping Frontage	MD3 / MD10
BRID8	Low Town Shopping Site	MD3 / MD10
BRID10	Development of the High Street	MD3 / MD10
BRID13	Development of Majestic Cinema Site	MD3
BRID14	College Site, Stourbridge Road	MD3
BRID20	Severn Street Car Parking	MD3
BRO1	Housing Site West of Dark Lane	MD3
DIT1	Allocated Industrial Site	MD3 / MD4/ MD9
HIG1	Housing Site adjoining Rhea Hall	MD3

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<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
HIG2	Housing Site adjoining The Cedars	MD3
HIG4	Industrial Site East of Netherton Workshop	MD3/ MD4/ MD9
WEN1	Industrial Site off Stretton Road	MD3
SHIF1	Housing Site East of 464	MD3
SHIF3	Aston Street Public Car Park Extension	MD3

*North Shropshire Local Plan (2000-2011):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
D6	Control and Design of Extensions	MD2
D7	Parking Standards	MD2
D11	Advertisements	MD2
C6	Security Shutters within Conservation Areas and on Listed Buildings	MD2
H1	District Housing Target	MD1 / MD3
H3	Allocated Housing Sites in Towns	MD1 / MD3
H4	Allocated Housing Sites in Rural Areas	MD1 / MD3
H5	Infilling, Groups of Houses and Conversions in Market Towns and Main Service Villages	MD1 / MD3
H6	Other Limited New Housing and Conversions in Local Service Villages and Other Villages with Development Boundaries	MD1 / MD3
E2	Allocated Industrial Areas	MD3 / MD4 / MD9
E3	New Allocated Employment Sites	MD3/ MD4 / MD9
E5	New Buildings for Employment Purposes in the Villages	MD4 / MD7b
T9	Touring Caravan and Camp Sites	MD7b / MD11
T10	Static Caravan Sites, Holiday Chalets and Holiday Village Developments	MD7a+b / MD11
F4	Children's Play space Standards	MD2

*Oswestry Borough Local Plan (1996-2006):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
H5	Larger Settlements	MD1 / MD3
H6	Smaller Settlements	MD1 / MD3
H7	Infill Villages	MD1 / MD3
H8	Sites with Outstanding Planning Permission (Rural Area)	MD3
H10	Sites Allocated for Housing Development (Rural Area)	MD3
H17	Conversion of Buildings to Dwellings (Within	MD2

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<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
	Settlements)	
H18	Subdivision of Dwellings	MD2
H23	Extensions to Dwellings	MD2
H25	Non-Permanent Accommodation	Not replaced
H30	Temporary Caravans & Mobile Homes Associated with Dwellings	Not replaced
TR4	Off-Street Parking	MD2
LE1	Maesbury Road Industrial Estate	MD3 / MD9
LE2	Land at Weston Farm, Oswestry	MD3
LE3	Land at Mile Oak Industrial Estate	MD3/ MD9
LE5	Land at Llanymynech	MD3
LE6	Land at Ifton Industrial Estate, St. Martins	MD3/ MD9
LE8	Land at Bank Top, St Martins	MD3/ MD9
LE13	Rednal Industrial Estate	MD3/ MD9
LE14	Kinnerley	MD9
LE15	New Road Haulage Depots	Not replaced
LE16	Extensions to Existing Road Haulage Depots	Not replaced
TM4	Sites for Touring Caravans	MD7b / MD11
TM5	Chalets and Static Caravans	MD7a+b/ MD11
TM7	Queens Head	MD3 / MD7a+b/ MD11
TM8	Canal-side Development	MD3 / MD7a+b/ MD11
SP1	New Shopping Development	MD2 / MD10
SP4	Changes of Use	MD10
RG1	Larger Sites for Regeneration	MD3
OS4	New Playing Field Provision, Oswestry town	MD3
OS7	New Playing Fields: St Martins & Ruyton XI Towns	MD3
OS8	By-pass Amenity Zone	MD3
OS10	Sport and Noise	Not replaced
OS11	Air Activities	Not replaced
NE16	Telecommunications Developments	MD2 / MD8
HE6	Building and Fire Regulations	Not replaced
RG4	Derelict Land	MD3
CD3	Community Facilities, Maesbury Marsh	MD3
CD9	Art and Development Proposals	MD2

*Shrewsbury and Atcham Local Plan (2001):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
GP5	Residential Extensions of Two or More Storeys	MD2
HS1	Allocated Housing Sites	MD1 / MD3

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<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
HS3	Housing in Villages with Development Boundaries	MD1 / MD3
EM1	Allocated Employment Sites	MD1 / MD3 / MD9
EM3	Employment Development in the Rural Area	MD3 / MD7b / MD9
EM8	Nesscliffe Training Camp	MD3 / MD7a+b
S2	Primary/Secondary Shopping Streets	MD10
S3	Change of Use of Shops Outside of Town Centre	MD10
S9	Garden Centres	MD10
TLR12	Holiday Camping and Touring Caravan Sites	MD7b/ MD11
TLR13	Holiday Caravan Parks and Chalets	MD7a+b/ MD11
T4	Pedestrian Priority Areas	Not Replaced
T9	Disused Rail Corridors	CS16 / CS17
T13	Parking within the River Loop	MD2
T14	Parking Standards outside the River Loop	MD2
INF17	Telecommunications	MD2 / MD8

*South Shropshire Local Plan (2004 – 2011):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
SDS3	Settlement Strategy	MD1 / MD3
E8	Telecommunications	MD2 / MD8
AC4	Rail Access	Not replaced
S1	Housing Development	MD1 / MD3
S2	Industrial and Business Development	MD1 / MD3 / MD9
S5	The Grove	MD3 / MD9
S7	Foldgate Lane	MD3
S9	Relocation of Abattoir	MD3
S15	Riverside Walk Ludlow	MD3
S21	Redevelopment of land at Galdeford Ludlow	MD3

*Joint Structure Plan (1996 – 2011):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
P16	Air Quality	CS6
P33	Safeguarding Rail Infrastructure	MD8 / MD16
P36	The Trans-European Network (TEN)	Not replaced
P41	Air Transport	Not replaced
P67	Environmental Considerations	MD12 / MD13

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*Joint Minerals Local Plan (1996 – 2006):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
M2	The Need for Minerals	MD17
M4	Operational Considerations	MD17
M6	Protecting Archaeological Remains	MD13
M10	Ancillary Development	MD17
M18	Limestone Quarrying on Wenlock Edge	MD17
M20	Building Stone	MD17
M21	Coal and Fire Clay Working	MD17
M22	Brick Clay Working	MD17
M27	Reclamation and After-use	MD17
M29	Safeguarding Mineral	MD16
M30	Comprehensive Working of Mineral Resources	MD17

*Waste Local Plan (2002 – 2014):*

<b>Ref</b>	<b>Saved Policy</b>	<b>Replaced by SAMDev Policy</b>
3	Waste Generation by New Development	CS6
6	Preferred Sites for Waste Transfer and Recovery Facilities	MD4 / MD9
7	Preferred Sites for the Beneficial Re-Use of Construction and Demolition Waste	MD4 / MD9
8	Alternative Sites	MD4 / MD9
11	Household Waste Recycling Facilities	MD14
12	Materials Recovery and Transfer Facilities	MD14
13	Construction and Demolition Waste Recycling	MD14
14	Enclosed Composting Facilities	MD14
15	Open Air Composting Facilities	MD14
16	Bio-gas and anaerobic digestion facilities	MD14
17	Energy Recovery Facilities	MD14
18	Landspreading	MD14
19	Hazardous & Clinical Waste Facilities	MD14
20	Waste Water Treatment	MD8 / MD14
21	Landfill Mining	Not replaced
22	Beneficial Re-Use of Construction and Demolition Waste	MD15
23	Non-Hazardous Landfill and Landraising	MD15
24	Phasing of Landfill and Landraising Sites	MD15
25	Development Control Considerations	MD14
26	Planning Obligations	MD14
27	Transport Assessment	MD14
28	Reclamation	MD15

Pre-Adoption