Shropshire Council

Authority Monitoring Report (AMR)

Base Date: 31st March 2020

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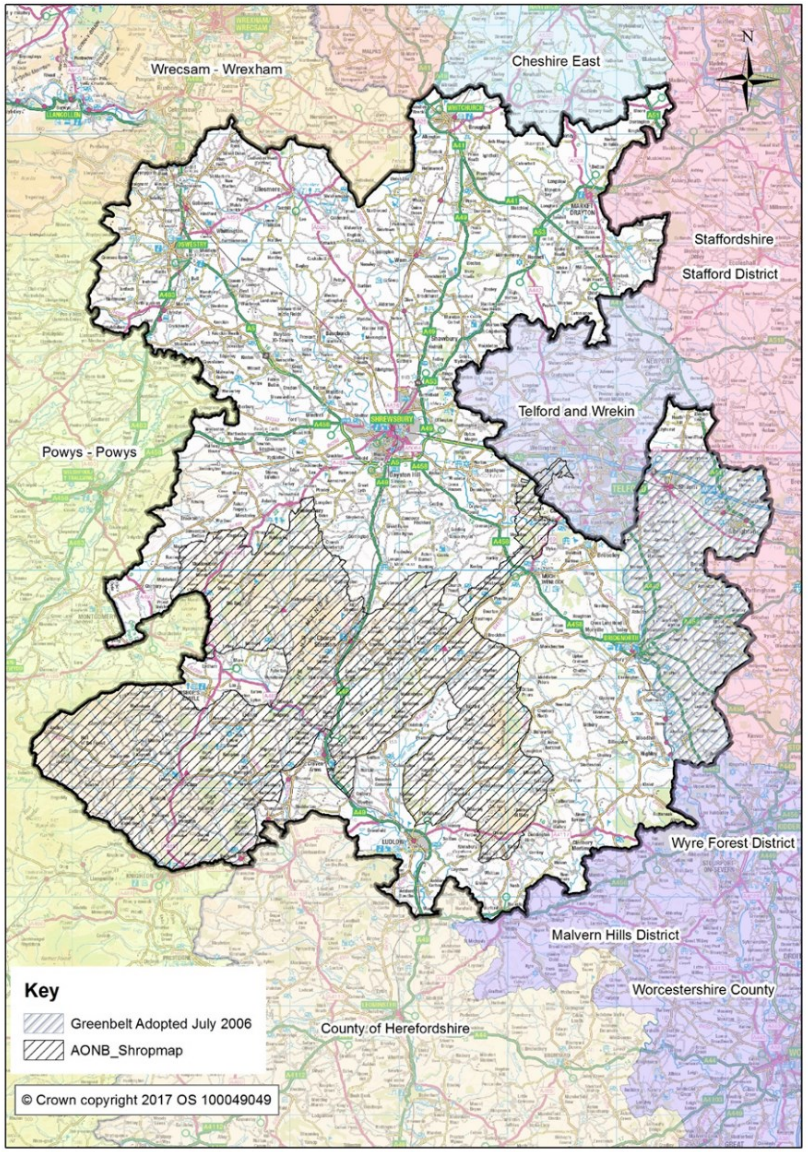
Executive Summary

This Authority Monitoring Report (AMR) covers the Shropshire Council administrative area. The base date for this assessment is 31st March 2020. The AMR reviews Plan-making progress and assesses the implementation of adopted planning policies.

Figure 1: Map of Shropshire



Context

Shropshire is a large, diverse but predominantly rural, inland county. The County is one of the most sparsely populated counties in England. It has a total population of 323,136 (2019 Mid-Year Population Estimate, Office for National Statistics). Around 57% of Shropshire's total population live in villages, hamlets and dwellings dispersed throughout the countryside. The table below shows the population breakdown in key centres and Shrewsbury.

Table 1: Percentage of population in Shropshire's Key Centres & Shrewsbury

Built Up Area	2019 (Total Population)	% of Total Shropshire Population
Bridgnorth BUA	13,164	4%
Oswestry BUA	20,119	6%
Ludlow BUA	10,557	3%
Market Drayton BUA	12,327	4%
Shrewsbury BUA	76,621	24%
Whitchurch BUA	10,211	3%

The natural environment of Shropshire is very diverse; stretching from the Shropshire Hills designated Area of Outstanding Natural Beauty in the south through to the Shropshire plain in the north east. An area in the south east of the County that lies to the east of the River Severn and south of the A5, is located within the West Midlands Green Belt.

Plan Making

The adopted Local Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and any adopted formal Neighbourhood Plans. The Shropshire Core Strategy (2011) sets out the Council's vision, strategic objectives, and broad spatial strategy to guide future development and growth in Shropshire to 2026. The SAMDev Plan (2015) seeks to deliver the vision, strategic objectives and broad strategy identified within the Core Strategy (2011).

The Core Strategy and SAMDev Plan documents are available on the Shropshire Council website at:
https://shropshire.gov.uk/planning-policy/local-planning/core-strategy-2006-2026/
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Information on adopted formal Neighbourhood Plans in Shropshire is available at: https://shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/completed-neighbourhood-plans/

Shropshire Council is currently at an advanced stage of a Local Plan Review. It is intended that the new Shropshire Local Plan document will include strategic and detailed policies, together with site allocations for a Plan period 2016 to 2038. Upon adoption of a new Local Plan, the existing adopted Local Plan will be replaced (with the exception of any saved policies/allocations), relevant policies and proposals within adopted formal Neighbourhood Plans will also continue to apply.

Creating Sustainable Places

This AMR is based on the monitoring framework established in the adopted Local Plan. As such it helps provide an indication of the effectiveness of adopted planning policies. It can also inform preparation of any new policies. To make the AMR easy to follow, indicators and supporting analysis/interpretation are presented on a thematic basis. The key findings are summarised below:

Community Infrastructure Levy (CIL)

Community Infrastructure Levy (CIL) provides a fair and transparent means for ensuring that development contributes to the cost of infrastructure required to support development. At 31 March 2020 the total CIL retained was £11,426,591.00.

Meeting Housing Needs

In 2019/20:

- 1,554 dwellings were completed of which around 19.4% were on brownfield land.
- 223 were affordable dwellings were completed, of which 107 were for Affordable/Social Rented Tenure and 45 were in areas with populations of less than 3,000.
- 14 gypsy and traveller pitches were permitted over the period 1st April 2017 to 31st March 2021.

A Prosperous Economy

The Local Plan currently provides a strategic employment land supply of 405 hectares to support employment development in Shropshire over the period from 2006 to 2026. This includes completed development and land available for development with planning permission or allocated in the Local Plan to satisfy a requirement for around 290 hectares of employment development by 2026.
In the period from 1st April 2006 to 31st March 2020, the Shropshire economy developed 146 hectares of employment land for Class B uses and some other employment generating uses. There is now a portfolio of employment land and premises comprising over 229 hectares with 102

hectares with planning permission and 128 hectares of allocated employment sites in the SAMDev Plan to meet a remaining requirement for 144 hectares.

In the period since the last monitoring report, there has been a significant increase of 37 hectares in the strategic employment land supply from 368ha at 31st March 2017. The scale of completed development from 2017 to 2020 delivered a further 38 hectares of built development above the last reported total of 108ha at 31st March 2017. This equates to an average annual development rate of 10.4ha/year from 2006 to 2020. This average rate increased after the last monitoring report at 2017, rising to an average of 12.5ha/year in the 4 year period to 2020.

These increases in Shropshire's economic performance occurred during the period of significant uncertainty as the UK prepared to leave the European Union between 31st March 2017 and 31st January 2020 and as, the nation began to confront the effects of the coronavirus Covid-19 from Quarter 3 of 2019 to the end of Quarter 4 as the National Lockdown commenced in March 2020. In this period, the average rate of development in Shropshire accelerated by +30% from 9.6ha/year (96ha from 2006 to 2016) up to 12.5ha/year (50ha from 2017 to 2020).

To further highlight this contrast, in the 4 period before the Brexit vote (2012 – 2016) Shropshire completed 32ha of employment development at a rate of 8.0ha/year but in the 4 years after the Brexit vote (2016 – 2020) the development rate accelerated by +56% to 12.5ha/year. This coincided with the publication of the Shropshire Economic Growth Strategy (2017) and the restructure of the County Economic Growth Service.

Environment

One planning application was objected to by the Environment Agency (EA) on flood risk grounds during the reporting year 2019-2020. This application was later withdrawn, the EA objection may have been part of the reason. The EA has also commented on other Planning Applications, these comments are given due consideration within the decision making process.

In 2019/20, a total of 185 applications were refused where the reasons for refusal included that they did not meet the sustainable development and design requirements of Policy CS6 or these factors formed part of wider considerations.

Minerals & Waste

Shropshire's mineral resources supply both local markets and contribute specialist materials to regional and national markets.

Sufficient crushed rock aggregate resources are already available from permitted sites. The availability of sand and gravel resources has remained consistently above the minimum level required by national guidance and Shropshire Council has responded positively to both planned and windfall applications to release more material to maintain productive capacity. The success of policies which support the increased use of alternative aggregate materials remains difficult to measure because of the lack of data available.

Just under 1 million tonnes of waste was generated in Shropshire in 2018. Approximately 46% is generated by commercial and industrial businesses, a further 2% is classed as hazardous and a further 35% is from construction and demolition activity. Municipal waste which is collected by Shropshire Council amounts to only about 16%. Most of Shropshire's waste is managed locally. Of the waste generated in Shropshire, 47% is managed in the county and a further 39% is managed in neighbouring areas. Only 14% is managed in other parts of England and Wales.

Introduction

Adopted Local Plan

The adopted Local Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and any adopted formal Neighbourhood Plans. The Shropshire Core Strategy (2011) sets out the Council's vision, strategic objectives, and broad spatial strategy to guide future development and growth in Shropshire to 2026. The SAMDev Plan (2015) seeks to deliver the vision, strategic objectives and broad strategy identified within the Core Strategy (2011).

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The Authority Monitoring Report

The requirement to produce an Authority Monitoring Report (AMR) is set out in Localism Act 2011 under section 113. Unlike under previous regulations, there is no longer a requirement to submit the AMR to the Secretary of State and report on a series of national 'core output' indicators. As such, the Shropshire Council AMR is based on the monitoring framework established in the adopted Local Plan.

Using this monitoring framework, the AMR can help to establish what has happened on the ground and how planning policies have affected new development. The AMR is a key part of the planning system and helps to address questions like:

- Are policies achieving their objectives and in particular are they delivering sustainable development?
- Have policies had unintended consequences?
- Are the assumptions and objectives behind policies still relevant?
- Are the targets being achieved?

As such it helps provide an indication of the effectiveness of adopted planning policies and can inform preparation of any new policies. In addition, this AMR also reports on the Council's progress in Neighbourhood Planning, Community Infrastructure Levy (CIL) and the Duty to Co-operate.

The base date for this AMR is **31st March 2020.** It includes a range of housing, employment, retail and environmental indictors with supporting analysis and interpretation, presented on a thematic basis.

Layout of the Report:

The report is set out into three main sections:

- ***Section One:*** Sets out the context by giving an account of the characteristics of Shropshire and its relationship to adjoining areas.
- ***Section Two***: Reports on the planning policy context, including the Local Plan, Neighbourhood Planning, Community Infrastructure Levy (CIL), and cross boundary issues including the Duty to Co-operate.
- ***Section Three***: Summarises performance of the adopted Local Plan against appropriate monitoring indicators with a brief commentary, where appropriate, to expand on the data presented. There is also a statement on the five year land supply, SHLAA, prevailing affordable housing target and employment.

Section 1: Context

Shropshire is a large, diverse but predominantly rural, inland county situated in the far western corner of the West Midlands, on the border with Wales. The Shropshire Council area covers 319,730 hectares, with 2% of the land area covered by the key centres and market towns and 98% covered by rural villages, hamlets, and countryside. A national satellite survey suggests that around 2% of Shropshire is built on, a further 1% is green urban land, 88% is farmed and 9% is natural land. Around one third of the County is upland, mostly to the south and west and almost 81,000 hectares are designated as the Shropshire Hills Area of Outstanding Natural Beauty (AONB). To the south east, land between the River Severn and the Shropshire border forms part of the West Midlands Green Belt.

With a total population of 323,100 *(2019 Mid-Year Population Estimates, Office for National Statistics (ONS))* Shropshire is one of the most sparsely populated counties in England with a population density of 1.01 persons per hectare compared to 4.32 persons per hectare nationally. The County's landscape is very diverse; stretching from the Shropshire Hills designated Area of Outstanding Natural Beauty in the south through to the Shropshire plain in the north east.

Communities:

People and Places

Of the total population of 323,100 *(2019 Mid-Year Population Estimate, ONS)* 57% live in the key centres and market towns and 43% live in dispersed rural villages, hamlets, and the countryside. Shrewsbury, the main commercial, cultural, and administrative centre, is the largest single settlement and contains 24% of the total population. The main market towns of Oswestry, Bridgnorth, Market Drayton, Ludlow and Whitchurch are much smaller together containing 20% of the total population. These smaller settlements provide a range of facilities and services for their resident communities and surrounding rural hinterlands. There are a further thirteen smaller market towns and key centres. In the rural areas population is spread widely and sparsely with many small settlements, hamlets, and dispersed dwellings within the countryside. Overall, 39% of the population live outside the key centres and market towns.

The 2011 Census *(ONS)* estimated 2% of Shropshire's population were of Black, Asian, Mixed and Other Minority Ethnic Groups. Of these the largest broad ethnic group was 'Asian / Asian British' which represented 1% of Shropshire's total population.

Deprivation

The Index of Multiple Deprivation 2019 *(MHCLG)* ranks 34,753 areas called lower super output areas (LSOAs) across England by the level of deprivation (1 being the most deprived). This encompasses where communities may have difficulties in accessing suitable housing. In Shropshire 9 LSOAs rank in the 20% most deprived LSOAs nationally (covering five areas of Shrewsbury, two adjoining areas in south / west Oswestry and one area in east Ludlow and east Market Drayton.) The 2019 ONS mid-year population estimates reveal 4.6% (15,000) of Shropshire's total population reside in these 9 LSOAs. Just over half of the population (53%) live in the least deprived 50% of areas in the country.

Housing and Health

It is estimated that there were 139,000 households in Shropshire in 2018. The 2018 Based Household Projections *(ONS)* estimate that by 2043 there will be 178,200 households in the County. Housing affordability is a key issue with the ratio of lower quartile earnings to lower quartile housing costs at 7.82 in 2020, compared to 7.15 nationally *(ONS.)*

The 2011 Census estimated 13.1% of Shropshire's household population (39,128) resided in social rented housing from a local authority (LA) or registered social landlord (RSL). MHCLG estimate that at the end of March 2020, 13.2% of Shropshire's housing stock is social housing owned by LAs, RSLs or Other Public Sector.

The 'Gypsy and Traveller and Travelling Showpersons Accommodation Assessment update 2019 (*arc^4 for Shropshire Council)* considers the varying needs of the small but diverse Gypsy and Traveller population in Shropshire. The 2011 Census *(ONS)* estimated Shropshire had a 'white: gypsy or Irish traveller' population of 312 equating to 130 households. The Assessment (2019) identifies 148 gypsy and traveller pitches across Shropshire and a temporary Travelling Showpersons' yard .

Shropshire has an ageing population, with 24.7% of residents aged over 65 years in 2019, projected to grow to 33.2% in 2043 *(2019 Mid-Year Population Estimates and 2018 Based Sub-national Population Projections, ONS).* Life expectancy for males (80.5 years) and females (83.5 years) in Shropshire is higher than the national figure (males 79.6 years, females 83.2 years) *(ONS).* As people in Shropshire are living longer and more independently, their housing needs vary, and more housing options are required.

Residents living with a long-term illness or disability may have a diverse set of housing needs. The 2011 Census showed that 4.8% (14,331) of Shropshire's household population viewed themselves as being in 'bad or very bad health' and 17.9% (53,479) felt their day-to-day activities were 'limited a lot' (23,146) and 'limited a little' (30,333) due to a long-term illness or disability. Of those people whose activities were 'limited a lot', nearly 50% considered themselves in 'bad or very bad health'.

Education and Training

Educational attainment in Shropshire is high and consistently above the national average. Accessibility to further and higher education sites is a key issue in such a rural County. Currently, many young people leave Shropshire to undertake formal higher education courses and their out-migration is a serious problem for local economic development.

Community Safety

Shropshire is generally a low crime area. All types of recorded crime are greatest in the main centres of population. Fear of crime is low, with the vast majority of Shropshire residents feeling very safe within their neighbourhood.

Economy:

Employment

The characteristics of Shropshire's labour force and economy, in part, reflect the rural nature of the County. In the year to December 2020 Shropshire had an economically active resident population (aged 16-64 years) of 157,400 and 151,200 residents were in employment *(Annual Population Survey, ONS).* Shropshire has a predominantly small business economy, with 91% of businesses employing fewer than 10 staff *(Interdepartmental Business Register, 2020, ONS).*

Health is the largest employment sector, accounting for 15.1% of Shropshire jobs. Retail (9.5%), accommodation & food services (9.9%) and manufacturing (9.9%) also all account for around one in ten jobs (BRES 2019, ONS). Unemployment rates are traditionally low, but the Claimant Count *(ONS/Department for Work and Pensions (DWP))* has been considerably elevated by the Covid-19 pandemic. The rate stood at 4.4% in December 2020. Shropshire Council forms part of the Marches Local Enterprise Partnership (LEP) along with Herefordshire and Telford & Wrekin.

The Economic Growth Strategy for Shropshire 2017-2021 highlights the following business growth sectors in need of support and investment:

- Advanced manufacturing including agri-food and agri-tech;
- Food and drink processing, health and social care;
- Visitor economy and heritage based businesses;
- Environmental science and technologies; and
- Creative and digital industries.

Town Centres

Shrewsbury is an important sub-regional centre in the West Midlands that serves a large catchment area encompassing Shropshire and a large area of mid-Wales. Retail accounts for 11.6% of employment in Shrewsbury, compared to 9.5% for Shropshire as a whole *(BRES 2019, ONS)*. Oswestry is Shropshire's second largest employment centre and retail accounts for 18.8% of total employment which makes it the largest sector in the town. The following table shows the breakdown of the town centre offer for Shropshire's main towns:

Table 2: Make-up of town centre units by function (Percent, %)

Type	Bridgnorth	Ludlow	Market Drayton	Oswestry	Shrewsbury	Whitchurch
Comparison	36%	42%	25%	30%	35%	32%
Convenience	7%	11%	6%	8%	5%	5%
Financial & Business Services	8%	12%	14%	9%	6%	9%
Restaurants & Takeaways	12%	11%	14%	12%	14%	14%
Retail Services	20%	14%	23%	19%	14%	21%
Tourism & Leisure	11%	6%	4%	6%	6%	5%
Vacant	2%	4%	9%	8%	12%	11%
Other	4%	1%	5%	8%	7%	3%

Source: Shropshire Council Town centre Audits, September 2020

Tourism

Tourism is an important part of the Shropshire's economy, with over 11 million visitor trips in 2011. Overall, tourism directly supports over 8,000 full time equivalent and more than 6% of all Shropshire-based jobs are tourism related *(Cambridge Model, Shropshire Tourism Economic Impact Assessment 2011)*. Much of Shropshire's appeal is due to it being a tranquil rural area with attractive countryside and high quality local food products, where a range of leisure activities such as walking and cycling can be enjoyed.

Transport and Accessibility

Shropshire is linked to the national motorway system by the M54/A5 which runs east-west between Oswestry, Shrewsbury, Telford and the M6. This route, continuing to North Wales and Holyhead, is part of the Trans European Network. A number of rail lines provide links with the West Midlands, mid and south Wales, Cheshire, Merseyside, Manchester, and Herefordshire. Shrewsbury is a key rail hub. There are 16 rail stations in the County. Shropshire has a fairly extensive bus network. However, a dispersed population, long distances, and high levels of car ownership in rural areas makes it difficult to provide bus services that are economical and convenient.

Environment:

Natural Environment

The great diversity of underlying rock types means that Shropshire possesses one of the richest and most varied landscapes in England. The countryside ranges from the gently undulating landscape in the north through the low-lying fertile valleys of the meandering River Severn and its tributaries to the distinct hills and open, windswept moorlands of the south. The nationally designated landscape of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) covers 23% of the county in the south. The Shropshire landscape is a key economic asset creating not only an attractive place to live and work but also an important tourist destination.

Historic Environment

Shropshire possesses a rich and important historic environment. Heritage assets range from Bronze Age ring ditches and Iron Age hill forts, to a major Roman city at Wroxeter, Offa's Dyke and important areas of industrial and archaeological interest, including part of the Ironbridge Gorge World Heritage Site and the Pontcysyllte Aqueduct and Canal World Heritage Site. The richness of Shropshire's historic environment is reflected in the number of designated heritage assets. There are 6,923 listed buildings, 436 Scheduled Monuments, 34 Registered Historic Parks and Gardens (including 3 which are cross-border) and a Registered Historic Battlefield. The wider value of historic landscapes and townscapes is recognised through the designation of 127 Conservation Areas in Shropshire, together with the wealth of non-statutory undesignated heritage assets (c38,000) recorded on the Historic Environment Record

Climate Change

Climate change is recognised as possibly the greatest threat facing the world today. Impacts that have been identified for Shropshire include: higher temperatures, with potentially a $4_{0}c$ increase by 2080, increased winter rainfall of up to 20% by 2080 and decreased summer rainfall of up to 30% by 2050. These changes are expected to result in building and infrastructure damage from extreme weather events, loss of biodiversity and landscape character, and impact on agricultural practices leading to increased water demand and increased health risks from higher summer temperatures.

Water Environment

Flood risk is a key issue in Shropshire and in some areas is a significant constraint to new development. In addition to the River Severn and its tributaries, runoff has increased as agriculture has intensified and we have built more roads and houses, which has degraded the natural permeability of the landscape and reduced its capacity to retain water. The area contains significant quantities of groundwater which is used extensively to provide water for agriculture, industry, and local domestic supply. Heavy abstraction has resulted in falling groundwater levels and had an adverse impact on watercourses and wetlands.

Minerals and Waste

Shropshire is an important area for mineral resources and has a significant mining heritage. Shropshire's mineral resources are supplied to both local markets and the wider area, particularly in the case of crushed rock and fire clay, where materials supply both regional and national markets. The aggregates industry is the most active sector and Shropshire currently supplies sand and gravel resources sufficient to meet the entire target for the sub-region, which includes Telford and Wrekin. Whilst recycling and energy recovery from household waste has dramatically reduced reliance on landfill, a substantial proportion of Shropshire's commercial waste is still being landfilled. However, there is now only one small landfill site operating in Shropshire and most waste is sent for disposal in adjacent local authorities, particularly Staffordshire and Telford and Wrekin.

Section 2: Planning Policy Context

Adopted Local Plan

The adopted Local Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and any adopted formal Neighbourhood Plans. The Shropshire Core Strategy (2011) sets out the Council's vision, strategic objectives, and broad spatial strategy to guide future development and growth in Shropshire to 2026. The SAMDev Plan (2015) seeks to deliver the vision, strategic objectives and broad strategy identified within the Core Strategy (2011).

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Adopted (or 'made') formal Neighbourhood Plans form part of the Local Plan for the area in which they cover, known as the Neighbourhood Area, providing local distinction. Information on adopted formal Neighbourhood Plans in Shropshire is available at: https://shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/completed-neighbourhood-plans/

The Local Plan provides a positive framework for managing development in the County up to 2026 and is currently considered up-to-date.

Local Plan Review

Shropshire Council determined to undertake a Local Plan Review in order to: positively respond to Government's requirement for Council's to review their Local Plans regularly and at least every five years; allow the consideration of updated information on development needs within the County; reflect changes to national policy and our local strategies; extend the Plan period to 2038; and provide a plan which will help to support growth and maintain local control over planning decisions during the period to 2038. Maintaining an up to date Local Plan will support local growth by generating certainty for investment in local development and infrastructure through a policy framework that establishes an up to date and objective assessment of development needs and supports sustainable development in Shropshire during the period to 2038.

The timescales and key milestones for this Local Plan Review are documented within the Local Development Scheme (LDS). In summary, the Local Plan Review commenced in 2017 and is now at an advanced stage.

At the core of the Local Plan Review process has been continuous and meaningful community engagement, in line with the Council's Statement of Community Involvement (SCI) and national legislation. To this end the Council has undertaken five consultations as part of the Regulation 18 stage of plan preparation:

1. Issues and Strategic Options (January 2017 - March 2017);
2. Preferred Scale and Distribution of Development (October 2017 - December 2017);
3. Preferred Sites (November 2018 - February 2019);
4. Strategic Sites (July 2019 - September 2019);
5. Regulation 18: Pre-Submission Draft of the Shropshire Local Plan (August 2020 – September 2020).

Each of these consultations (relevant documents are available on the Shropshire Council website at: https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/previous-consultations/), dealt with specific aspects of the plan making process and sought to provide the opportunity for communities and other stakeholders to make comments on emerging proposals. Notably there were:

a. Around 400 unique respondents to the 8-week Issues and Strategic Options consultation;
b. Around 600 unique respondents to the 8-week Preferred Scale and Distribution of Development consultation;
c. Around 3,600 unique respondents to the 12-week Preferred Sites consultation;
d. Around 2,300 unique respondents to the 10-week Strategic Sites consultation; and
e. Around 2,500 unique respondents to the 8-week Regulation 18: Pre-Submission Draft of the Shropshire Local Plan consultation.

Every comment made as part of the Regulation 18 stages of consultation undertaken have been considered and informed the preparation of a Regulation 19: Pre-Submission Draft of the Shropshire Local Plan.

The Regulation 19: Pre-Submission Draft of the Shropshire Local Plan identifies a vision and framework for the future development of Shropshire to 2038, addressing such issues as the needs and opportunities in relation to housing, the local economy, community facilities and infrastructure; and seeks to safeguard the environment, enable adaptation to climate change and helps to secure high-quality and accessible design.

Shropshire Council recently consulted on the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan between 18th December 2020 and 26th February 2021 - all representations were to be made by 5pm on Friday 26 February 2021 (the representation period was extended in response to lockdown restrictions). The purpose of this consultation was to seek representations from all parties on the soundness, legal compliance, and compliance with the duty to cooperate of the draft Shropshire Local Plan. Representations received during this consultation will be given due consideration.

The current Local Development Scheme (March 2021) indicates, subject to due consideration of the representations received during this Regulation 19 consultation and any other relevant factors, an intention to seek full Council approval in July 2021 to submit the draft Shropshire Local Plan to the Planning Inspectorate for examination by a Government appointed Planning Inspector. The current LDS is available on the Shropshire Council website at: https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/local-development-scheme-lds/

Subject to relevant approvals and the outcome of the examination of the draft Shropshire Local Plan, it can then be adopted by Shropshire Council. Upon adoption the policies of the Shropshire Local Plan 2016 to 2038 will replace the policies of the Core Strategy and SAMDev Plan, except for the SAMDev site allocations which have yet to be delivered, which will be ‘saved’ and therefore continue to form part of the Development Plan. Relevant policies and proposals within adopted formal Neighbourhood Plans will also continue to apply.

The currently adopted Local Plan will remain in place until such time as the Local Plan Review is completed and a new Local Plan adopted.

Supplementary Planning Documents (SPD)

Once the new Local Plan is adopted, a series of Supplementary Planning Documents (SPD’s) will be prepared to support the implementation of the new Local Plan. This will include site specific and topic specific SPD’s as deemed appropriate by Shropshire Council (many such SPD’s are referenced within the draft Shropshire Local Plan.

Neighbourhood Planning

Neighbourhood planning was introduced by the Localism Act 2011 and the provisions came into force on 6 April 2012. It allows communities the opportunity to shape development in their areas through the production of Neighbourhood Development Plans (often referred to simply as Neighbourhood Plans), Neighbourhood Development Orders and Community Right to Build Orders.

Neighbourhood Plans provide an opportunity for members of a community to take a more 'hands on' role in the planning for and shaping the future of their neighbourhood. It enables communities to develop a shared vision for their neighbourhood and deliver the sustainable development they need through planning policies relating to the development and use of land.

Neighbourhood Plans are instigated and prepared by local communities with support from Shropshire Council. They include extensive community engagement and will be looked at by an independent examiner to consider how the plan fits in with local and national planning policies. They form part of the development plan for that specific area on adoption by Shropshire Council.

Where a community wants to take up the opportunities offered by neighbourhood planning, the legislation enables 3 types of organisation, known as qualifying bodies, to lead it:

1. A parish or town council;
2. A neighbourhood forum; or
3. A community organisation.

In a designated neighbourhood area, which contains all or part of the administrative area of a Town or Parish Council, the Town or Parish Council is responsible for neighbourhood planning.

As the Local Planning Authority for Shropshire, Shropshire Council has a duty to support the Neighbourhood Plan process. A local planning authority must:

1. Take decisions at key stages in the neighbourhood planning process (including the designation of a neighbourhood area) within the time limits that apply.
2. Provide advice or assistance to a Town or Parish Council, neighbourhood forum or community organisation that is producing a neighbourhood plan or Order.

Shropshire Council has always taken a positive and proactive approach to Neighbourhood Plans and has sought to work constructively with local areas to advance their aspirations.

Adopted (or 'made') Neighbourhood Plans form part of the Local Plan for the area in which they cover, known as the neighbourhood area. In Shropshire, as of March 2020 there are currently three 'made' Neighbourhood Plans at Much Wenlock, Shifnal and Woore, with several others at various stages of preparation.

Much Wenlock Neighbourhood Plan

The Much Wenlock Neighbourhood Plan was adopted by Shropshire Council on 17 July 2014.

Shifnal Neighbourhood Plan

The Shifnal Neighbourhood Plan was adopted by Shropshire Council on 15 December 2016.

Woore Neighbourhood Plan

The Woore Neighbourhood Plan was adopted by Shropshire Council on 25 July 2019.

Neighbourhood Areas

Shropshire Council has approved applications for the following areas to be an appropriate basis for the development of a neighbourhood plan:

- The Civil Parish of Bicton applied for by Bicton Parish Council;
- The Civil Parish of Stoke-upon-Tern applied for by Stoke-upon-Tern Parish Council (this draft Neighbourhood Plan has been subject to examination and referendum. It will shortly be considered by full Council);
- The Civil Parish of Market Drayton and surrounding areas applied for by Market Drayton Town Council; and
- The Civil Parish of Burford applied for by Burford Parish Council as part of the joint cross-border Burford and Tenbury Wells (Malvern Hills District Council) Neighbourhood Plan, (lead authority Malvern Hills District Council).
- The Civil Parish of Cleobury Mortimer applied for by Cleobury Town Council;
- The Civil Parish of Condover applied for by Condover Parish Council;
- The Civil Parish of Broseley applied for by Broseley Town Council;
- The Civil Parish of Pontesbury applied for by Pontesbury Parish Council;
- The Civil Parishes of Adderley, Norton in Hales and Morton in Say applied for by Adderley Parish Council;
- The Civil Parish of Bishop’s Castle applied for by Bishop’s Castle Town Council;
- The Civil Parish of Sheriffhales applied for by Sheriffhales Parish Council; and
- The Civil Parish of Clive applied for by Clive Parish Council.

Community Led Plans

In addition to the formal Neighbourhood Plans, there are also numerous Community Led Plans within Shropshire, including such documents as informal Neighbourhood Plans, Town and Parish Plans and Villages Design Statements. Although these do not have the statutory status of a made formal Neighbourhood Plan, Shropshire Council does give them due consideration in the Planning Application decision making process. For further information, please refer to the Shropshire Council website at: https://shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/town-plans-and-parish-plans/

Place Plans

Place Plans are documents which focus on local infrastructure needs in communities across the County. Infrastructure includes utilities such as electricity, gas, and water, as well as other things such as roads, schools, open spaces, flood defences, broadband, health facilities, leisure facilities, and more. As such they are a key source of evidence for local planning and directly inform the Strategic Infrastructure Implementation Plan.

There are 18 Place Plan areas in Shropshire, usually (although not always) focussed on a market town and its surrounding rural communities. Each Place Plan looks at infrastructure needs within that specific Place Plan area.

The overarching aim of the Place Plans is:

- To enable Shropshire Council and its partners, working closely with local Elected Members and Town and Parish Councils, to deliver the infrastructure needs of our communities.

The objectives of the Place Plans are:

- To develop a clear picture and understanding of the Place Plan area.
- To identify and prioritise infrastructure needs within the Place Plan area.
- To identify lead partners, supporting partners, and funding opportunities (where possible) to deliver those infrastructure needs.
- To feed into the Strategic Infrastructure Implementation Plan for the county as a whole.
- To feed into Shropshire Council's Corporate Plan and Service Plans.

The information used to develop the Place Plans is taken from many different places – from local conversations right through to updates from national utility companies. Place Plans are reviewed regularly and as such, are 'live' documents informed by conversations with town and parish councils, and with infrastructure and service providers. For more information on Place Plans please visit: https://www.shropshire.gov.uk/place-plans/

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) provides a fair and transparent means for ensuring that development contributes to the cost of infrastructure required to support development. In Shropshire, only new market housing of any size and residential extensions over 100sqm are liable to pay CIL. Shropshire Council adopted the CIL on 1st January 2012 following Examination in 2011 and, in so doing, became the second local authority in the country to adopt it. During the period 1st April 2014 to 31st March 2020 the following CIL information is applicable:

Table 3 : CIL Totals for 2014-15, 2015-16, 2016-17, 2017-18, 2018-19 and 2019-20

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Total CIL Collected	£1,870,002.77	£3,841,961.63	£5,001,354.74	£8,159.345.15	£8,494.111.40	£8,590,393.00
CIL Spend	£11,500.00	£15,177.80	£20,155.54	£37,198.21	£760,965.56	£1,572,131.00
Administration (5%)	£85,574.03	£193,794.66	£252,737.72	£282,890.00	£457,006.00	£551,408.00
Total allocated at 31st March 2020	Strategic fund: £807,373.00 Local fund: £14,621,423.00					
Neighbourhood Fund total	£270,379.09	£569,672.91	£747,207.77	£1,185,712.22	£1,257,917.77	£1,263,692.00
Total retained at 31st March 2020	£11,426,591.00					

The CIL receipts over this period show increasing CIL revenues reflecting that more development liable for CIL has commenced. At 31st March 2020 the total CIL retained was £11,426,591.00. A full income and expenditure table for the reporting years can be found in Appendix 2. Further information on the CIL, and on-going updates on CIL receipts/expenditure, can be found via www.shropshire.gov.uk/cil.

Cross boundary issues

Duty to Co-operate

The Localism Act and the National Planning Policy Framework (NPPF) place a duty on Local Planning Authorities and other prescribed bodies to co-operate with each other to address strategic planning issues relevant to their areas.

Shropshire Council undertook effective joint working under the 'Duty to Cooperate' with relevant Local Planning Authorities and other prescribed bodies in the preparation and implementation of the adopted Local Plan.

As part of the Local Plan review process, effective and on-going collaborative working under the 'Duty to Cooperate' has also been undertaken with relevant Local Planning Authorities and other prescribed bodies, in order to address relevant strategic planning issues and comply with the 'Duty to Cooperate'. Where appropriate Statements of Common Ground (SoCG) are being prepared to document the process and outcome of this engagement.

Marches Local Enterprise Partnership (LEP)

The Marches Local Enterprise Partnership (LEP) is the business-led private and public sector partnership tasked with regenerating the economic vitality of the Herefordshire, Shropshire, and Telford & Wrekin region. It was approved by Government in 2010. It aims to stimulate the drivers of economic development, including housing, transport, infrastructure, broadband availability, inward investment, and skills, to improve the economic prosperity of the Marches area and create sustainable private sector employment. Elected Members from each of the Local Authorities are on the partnership board.

West Midland Combined Authority

Shropshire is a 'non-constituent' member of the West Midlands Combined Authority (WMCA). Shropshire Council became a non-constituent member of the WMCA will allow the Council to further collaborate with stakeholders at a regional and sub-regional level, and with Government at a national level, in order to maximise the opportunities for the County to realise its policy intentions for the long term. This close working relationship will also enable long term policy planning to take place through the Review of the Local Plan and associated economic growth strategy.

Minerals and Waste

Shropshire Council proactively engages in the West Midlands Aggregate Working Party (AWP) and the West Midlands Resource Technical Advisory Body (RTAB). Engagement with these bodies is supplemented through regular contact with other minerals and waste planning authorities, neighbouring councils, the Marches LEP and local representatives of the minerals and waste industries. Local authority members of RTAB have agreed a 'Duty to Cooperate' Protocol as a formal part of the group's role.

Shropshire Council has also prepared a Local Aggregates Assessment (which took account of feedback from the West Midlands Aggregates Working Party in 2018). This is available on the Shropshire Council website at: https://shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/

The Environment chapter of Section 4 of this document provides further information on minerals and waste.

Section 3: Policy Performance

A) Creating Sustainable Places

It is important to note at the outset that the adopted Local Plan should be read as a whole.

'Creating Sustainable Places' is at the heart of the adopted Local Plan. The **'Creating Sustainable Places'** section of the Core Strategy and associated sections of the SAMDev Plan, set out the overall approach to delivering socially inclusive, economically vibrant and environmentally friendly places. Subsequent sections of the Core Strategy, '**Meeting Housing Needs', 'A Prosperous Economy'** and **'Environment'** and associated sections of the SAMDev, expand on these themes.

For clarity and reflecting the thematic approach for reporting indicators within this AMR, the residential, economic, and environmental elements of this section of the Core Strategy, and the association section of the SAMDev Plan, are reported under these subsequent sections.

Ensuring development is well designed and sustainable is equally important in **'Creating Sustainable Places'**. The following indicators relate to policies CS6 to CS9 which relate to sustainable design, communications and transport, facilities/services, and infrastructure.

Sustainable Design

Sustainable design is a theme running through the adopted Local Plan.

Policy CS6: Sustainable Design and Development Principles of the Core Strategy, **Policy MD2: Sustainable Design and the Settlement Policies (S1-S18)** of the SAMDev Plan and other relevant policies reference the importance of local design guidance in decision making. Shropshire Council encourages and supports the preparation of local design guidance as part of Community Led Plans, which can represent 'material considerations' within the planning process. For further information on Community Led Plans in Shropshire, please visit: http://shropshire.gov.uk/planning-policy/neighbourhood-planning/

Policy CS6: Sustainable Design and Development Principles of the Core Strategy, **Policy MD2: Sustainable Design and Development and the Settlement Policies (S1-S18)** of the SAMDev Plan and other relevant policies also set out the policy approach to ensure development proposals incorporate quality design, respect surrounding's context and character, and safeguard the amenity of adjacent occupiers.

In 2019-2020, 223 planning applications (Full, Outline, & Reserved Matters Applications) were refused by Shropshire Council. Of these, 185 were refused on the grounds of being contrary to **Policy CS6: Sustainable Design and Development Principles** or cited it as having been taken into consideration when reaching a decision on the Planning Application.

It is notable that whilst the number of refusals has varied markedly over the past three years, the percentage of refusals citing **Policy CS6: Sustainable Design and Development Principles** as being one of the grounds for refusal or having been taken into consideration when reaching a decision on the Planning Application, has remained constantly above 80%.

Table 4: Planning Applications refused where Policy CS6: Sustainable Design and Development Principles is referenced

Reason for Refusal	2017-18	2018-19	2019-20
Applications refused (total)	118	191	223
Refused citing Policy CS6	157	164	185
Percentage of Refusals citing Policy CS6	84%	86%	83%

Transport

Policy CS7: Communications and Transport of the Core Strategy and other relevant policies require the maintenance and improvement of integrated, accessible, attractive, safe, and reliable communication and transport infrastructure to ensure a sustainable pattern of development.

Shropshire Council is currently developing the fourth Local Transport Plan (LTP4) for Shropshire. The Local Transport Plan process is the key mechanism through which Local Authorities can set out the long-term strategy for highways, transport, and mobility. Transport and highways are vital to ensuring that everyone can have access to their daily needs and activities. They have a significant role to play in place-making, supporting communities, building the economy, protecting the environment, and promoting good health. It is currently planned that LTP4 will be complete by March 2022. LTP4 will include a series of performance indicators that can be used to help monitor **Policy CS7: Communications and Transport**.

Information on Shropshire Council's Highway Asset Management performance can be accessed via the following link: https://shropshire.gov.uk/roads-and-highways/plans-policies-strategies-reports-and-schemes/asset-management/

There is likely to be a proportionally higher number of people Killed or Seriously Injured (KSI) in road accidents in Shropshire as a result of its road network. The current trend is that more KSI casualties are occurring on rural 60mph and national speed limit roads, of which there are many in the County. This is in common with other rural counties. In Shropshire, the rolling 3-year KSI average in road accidents saw an increase in numbers from Dec 2015 to Dec 2018. During this period the accident numbers remained similar but the methodology for recording the severity of injuries changed. From 2019 the KSI average has started to show a decrease. 2020 saw a further reduction which can be attributed to lockdowns and changes to workplace attendance. The low KSI rates of 2020 may distort future reporting of the 3 year rolling rates for the next two years. As in previous years, after car occupants, motorcyclists have the highest KSI incidence. More information on the KSI data on the roads in Shropshire is available at: https://shropshireperformance.inphase.com/Detail/243_2145 which has

In the 2019/20 financial year there were a total of 67 bus services operating within the County. Of these, 22 were commercially operated at their own risk by bus companies and 45 services were financially supported by the Council. In addition, Community Transport organisations within Shropshire were also supported by the Council to carry out their activities which includes transporting vulnerable passengers to essential services, which they may not have been able to otherwise access.

The pandemic saw a significant reduction in patronage across the Country and whilst recovery in Shropshire and rural areas is slow, these bus services continue to be supported by additional funding provided by the Department for Transport.

Infrastructure

Policies CS1: Strategic Approach, CS3: Market Towns and Other Key Centres, CS4: Community Hubs and Community Clusters, CS7: Communications and Transport, CS8: Facilities, Services and Infrastructure of the Core Strategy and **Policies MD2: Sustainable Design, MD8: Infrastructure Provision and the Settlement Policies (S1-S18)** of the SAMDev Plan , alongside other relevant policies, reference the need to provide and improve local infrastructure in order to contribute to local sustainability.

Place plans were developed to include a main centre (often a market town) and its surrounding smaller towns, villages, and rural hinterland. These areas are recognised in the adopted Local Plan as functioning geographical areas, with strong linkages to and from the main town and the wider area.

The Place Plans are regularly reviewed 'live' documents which focus on local infrastructure needs in communities across the county. Infrastructure includes utilities such as electricity, gas, and water, as well as other things such as roads, schools, open spaces, flood defences, broadband, health facilities, leisure facilities, and more.

The aim of the Place Plans is:

- To enable Shropshire Council and its partners, working closely with local Elected Members and Town and Parish Councils, to deliver the infrastructure needs of our communities.

The objectives of the Place Plans are:

- To develop a clear picture and understanding of the Place Plan area.
- To identify and prioritise infrastructure needs within the Place Plan area.
- To identify lead partners, supporting partners, and funding opportunities (where possible) to deliver those infrastructure needs.
- To feed into the Strategic Infrastructure Implementation Plan for the county as a whole.
- To feed into Shropshire Council's Corporate Plan and Service Plans.

Renewable Energy

Policies CS6: Sustainable Design and Development Principles and **CS8: Facilities, Services and Infrastructure** of the Core Strategy and **MD8: Infrastructure Provision** of the SAMDev Plan seek to support appropriate renewable energy proposals.

In 2019/20, there were 48 applications granted for renewable energy developments, of which 12 were for solar panels, 1 was for a wind turbine, 7 were for ground source heat pumps and 28 were for biomass. Most of these applications relate to agricultural development. Figures for the past three years are presented in Table 5 below.

It is important to note that due to changes to the General Developments Procedure Order (GDPO), smaller householder renewable energy generation projects may frequently be permitted development. As there is no accurate records of completed developments under these permitted development rights, this indicator captures only a small proportion of renewable energy developments that actually occur (those which require Planning Permission).

Table 5: Renewable Energy Development Granted by Type

Renewable Energy Type	2017-2018	2018-2019	2019-2020
Solar Panels	10	10	12
Photovoltaic Panels	2	2	0
Wind Turbine	0	4	1
Solariums for passive heat	0	0	0
Ground Source Heat Pumps	0	0	7
Biomass	21	7	28

B) Meeting Housing Needs

This section of the AMR covers:

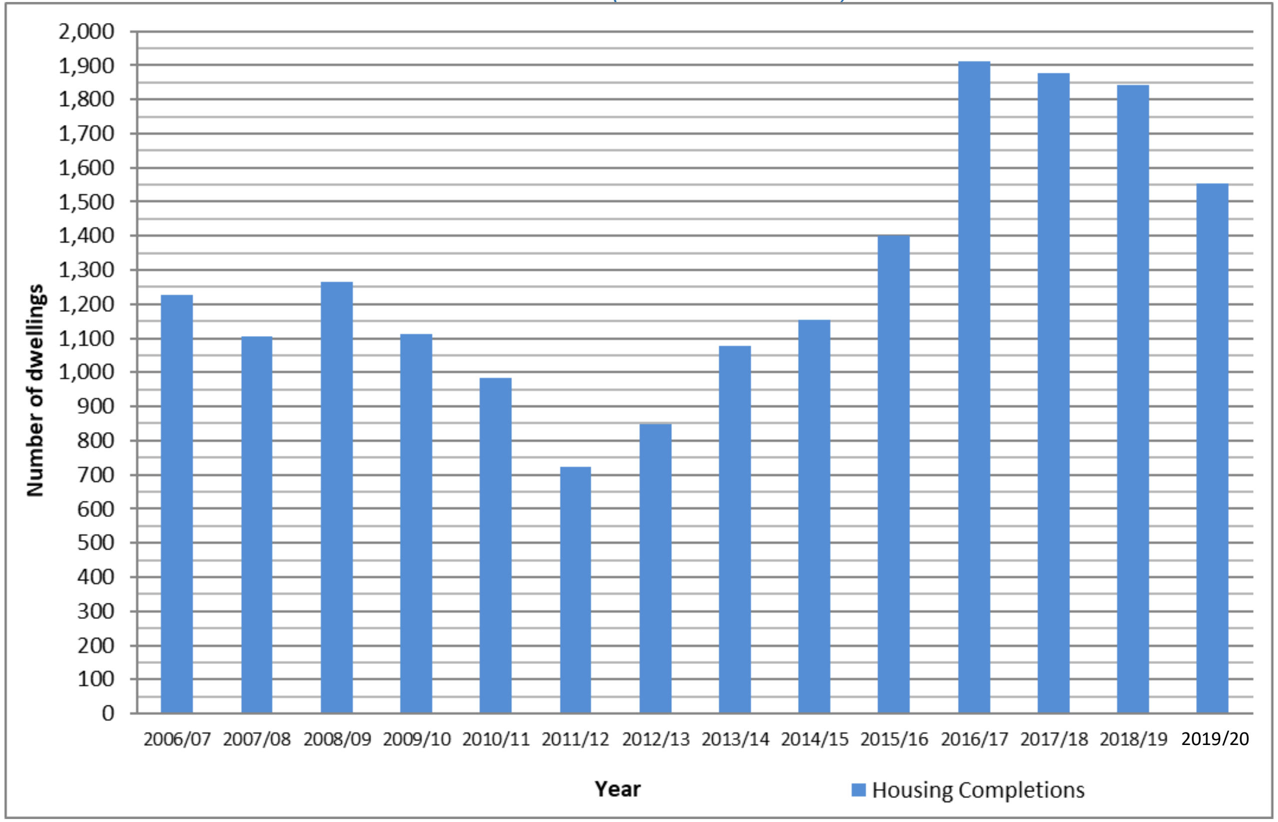
- The residential element of the **'Creating Sustainable Places'** section of the Core Strategy and associated sections of the SAMDev Plan which set out the overall approach to delivering socially inclusive, economically vibrant and environmentally friendly places; and
- The **'Meeting Housing Needs'** section of the Core Strategy and associated sections of the SAMDev Plan, which sets out the overall approach to delivering new housing in the quantity and form to support the sustainable needs. Relevant policies seek to ensure the supply and delivery of a range of to meet housing needs in Shropshire.

Policy CS1: Strategic Approach of the Core Strategy sets out a requirement for around 27,500 new homes up to 2026. Between 2006/07 (the start of the adopted Local Plan period) and 2019/20 (the base date for this AMR), 18,085 net additional dwellings have been completed. Annual completions are documented within Table 6 and illustrated in Figure 2 below:

Table 6: Net Additional Dwellings in Shropshire (2006/07-2019/20)

Financial Year	Housing Completions
2006/07	1,228
2007/08	1,106
2008/09	1,265
2009/10	1,112
2010/11	984
2011/12	724
2012/13	847
2013/14	1,079
2014/15	1,155
2015/16	1,402
2016/17	1,910
2017/18	1,876
2018/19	1,843
2019/20	1,554

Figure 2: Net additional dwellings in Shropshire (2006/07-2019/20)



Perhaps unsurprisingly, given the numerous factors which influence the housing market, housing completion rates in Shropshire have fluctuated over time. In the early years of the Local Plan period (2006/07-2008/09) rates were relatively stable at a level envisaged by the adopted Local Plan. As a result of the economic downturn, the rate of dwellings completed between 2008/09 and 2011/12 decreased year on year (this is particularly apparent within Figure 2), resulting in over-delivery against the levels envisaged in the adopted Local Plan. Completion rates experienced over the period from 2011/12 to 2016/17 then increased year on year and remained high between 2017/18 and 2019/20, making up for much of the under-delivery from earlier in the adopted Local Plan period, it is considered that this reflected current market conditions and the benefits of an up-to-date Local Plan. It is considered that the remaining housing requirement can be achieved within the remaining Plan period, as documented within the Five Year Housing Land Supply Statement (2020), available on the Shropshire Council website at: https://shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/five-year-housing-land-supply-statement/

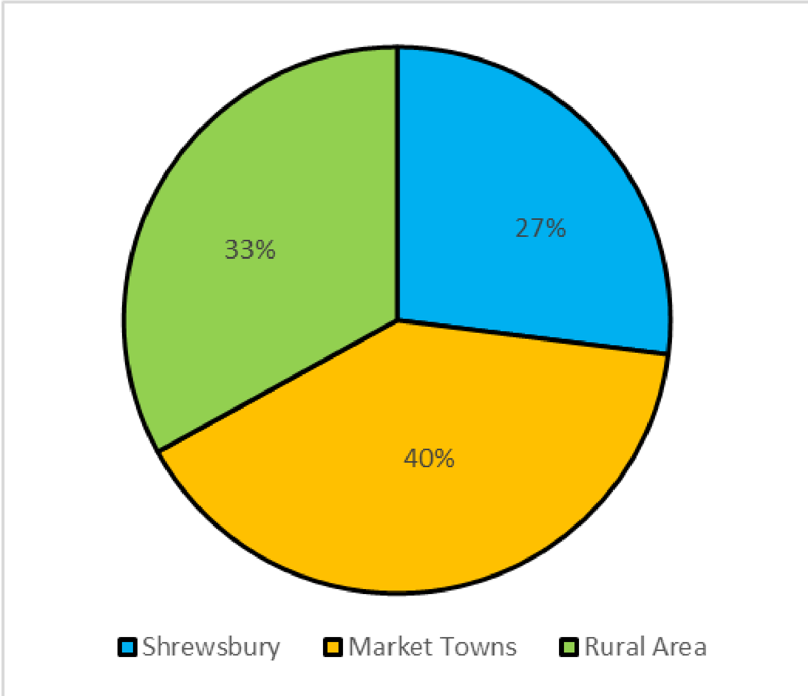
Policy CS1: Strategic Approach also indicates that around 25% of residential development will take place in Shrewsbury; 40% in the Market Towns and Key Centres; and 35% within the rural areas as part of the rural rebalance approach. **Policy MD1: Scale and Distribution of Development and the Settlement Policies (S1-S18)** of the SAMDev Plan provide further detail on the distribution of housing within these categories.

Table 7 and Figure 3 show that the split of housing completions by Shrewsbury, market town and rural areas during the adopted Local Plan period as at 31st March 2020, broadly reflects the overall indicative target for the Plan Period set out in these policies.

Table 7: *Percentage split of housing completions by Shrewsbury, the Market Towns, and the Rural Area 2006/07-2019/20*

Area	Total	Percentage
Shrewsbury	4,816	27%
Market Towns	7,286	40%
Rural Area	5,983	33%
Total	**18,085**	**100%**

Figure 3: Percentage split of housing completions by Shrewsbury, the Market Towns, and the Rural Area 2006/07-2019/20



Policy CS1: Strategic Approach of the Core Strategy also sets out an indicative, broad range for housing guidelines by spatial zones. The Core Strategy's spatial zones are very broad areas, informed by consideration of characteristics, functions and the different needs of the different areas that comprise the County. These spatial zones are very approximate, with overlapping and non-specific geographies. **Policy MD1: Scale and Distribution of Development and the Settlement Policies (S1-S18)** of the SAMDev Plan provide further detail on the distribution of housing. Table 8 shows, based on completions within Place Plan areas, the number of housing completions by spatial zone, and the number of outstanding permissions at 31st March 2020. It is apparent from this data that the spatial distribution of housing completions and commitments are broadly in alignment with that anticipated.

Table 8: Dwellings by Spatial Zone as at 31st March 2020

Spatial Zone	Net Number of Dwellings Completed (2006/07-2019/20)	Net Number of Dwellings on Outstanding Permissions or Prior Approval (as at 31st March 2020)	Net Number of Dwellings on Allocations within the adopted Local Plan without Planning Permission (as at 31st March 2020)
Central Spatial Zone	6,576	4,952	532
North West Spatial Zone	2,992	1,402	1,310
North East Spatial Zone	3,118	2,225	228
South Spatial Zone	2,475	1,498	549
East Spatial Zone	2,924	1,560	577
Total	**18,085**	**11,637**	**3,196**

Policy CS2: Shrewsbury - Development Strategy of the Core Strategy sets out the strategic priorities for the growth of Shrewsbury up to 2026. It includes a residential guideline of around 6,500 dwellings between 2006 and 2026. **Policies MD1: Scale and Distribution of Development, MD3: Delivery of Housing Development and S16:Shrewsbury Area** of the SAMDev Plan support and supplement this policy.

Completions achieved and the committed supply of dwellings on site with Planning Permission/Prior Approval or Allocation within the adopted Local Plan without Planning Permission in Shrewsbury are key indicators of the effectiveness of the adopted Local Plan, including Policy CS2, MD3 and S16, in achieving this guideline.

Table 9 summarises housing completions experienced in the town:

Table 9: Housing completions in Shrewsbury over previous five years:

Year	Net Number of Dwellings Completed
2006/07	216
2007/08	173
2008/09	254
2009/10	271
2010/11	262
2011/12	181
2012/13	245
2013/14	304
2014/15	333
2015/16	389
2016/17	733
2017/18	521
2018/19	489
2019/20	445
Total	**4,816**

In Shrewsbury as at 31st March 2020, 3,202 dwellings were consented on sites with Planning Permission or Prior Approval and a further 502 dwellings were located on sites allocated within the adopted Local Plan without Planning Permission.

It is apparent that housing completions and commitments identified in Shrewsbury are sufficient to exceed the identified residential guideline and that significant progress has been made toward its delivery.

Shropshire Council formally adopted the Shrewsbury South Sustainable Urban Extension (SUE) Masterplan in November 2012 and Shrewsbury West SUE Masterplan in December 2013.

In 2019/20, the largest number of housing completions occurred on Land at Weeping Cross, South of Oteley Road (115 dwellings) and Land South of Oteley Road (52 dwellings), both of which form part of the Shrewsbury South SUE. The majority of this SUE benefits from Planning Permission and significant development has now occurred.

Development of Shrewsbury West SUE has not yet commenced, but significant progress has been made towards this occurring – Planning Permission has now been granted for a number of phases of the development (a Planning Application for a larger area of this SUE, including the area which has the benefit of Planning Permission, is currently being considered by Shropshire Council).

The strategic framework for growth of the market towns and key centres is set out in **Policy CS3: The Market Towns and Other Key Centres** of the Core Strategy and **Policies MD1: Scale and Distribution of Development and the Settlement Policies (S1-S15, S17 and S18)** of the SAMDev Plan which provide the specific development guidelines for these settlements.

Policy MD3: Delivery of Housing Development of the SAMDev Plan is amongst those policies that support the delivery of these policies.

Housing completions and housing land supply (dwellings committed on sites with Planning Permission/Prior Approval or Allocated within the adopted Local Plan) in these market towns and key centres are key indicators of the effectiveness of the adopted Local Plan, in achieving these guidelines. The completions and commitments within these market towns and key centres as at 31st March 2020 is summarised in Table 10 below. It is evident that significant progress has been made towards achieving the housing guidelines established for these settlements.

Table 10: Dwellings completed in each market towns and key centre 2006/07-2019/20 and dwellings committed in each market town and key centre as at 31st March 2020

Settlement	Completions (2006/07 – 2019/20)	Commitments	
		Sites with Planning Permission or Prior Approval as at the 31st March 2020	***Allocations without Planning Permission as at the 31st March 2020***
Albrighton	88	149	77
Bishops Castle	108	43	40
Bridgnorth	763	87	500
Broseley	219	72	0
Church Stretton	216	65	0
Cleobury Mortimer	309	48	5
Craven Arms	109	61	325
Ellesmere	418	324	0
Highley	213	17	0
Ludlow	492	781	0
Market Drayton	557	496	0
Minsterley & Pontesbury	272	130	0
Much Wenlock	129	19	0
Oswestry	1,027	119	1,101
Shifnal	1,321	370	0
Wem	441	53	100
Whitchurch	604	706	60
Total:	7,286	3,540	2,208

**The completions in each of the market towns include exception development which contributes to the housing requirement for the town.*
Please Note: The figures provided are net.

The strategic framework for growth Community Hubs and Clusters is set out in **Policy CS4: Community Hubs and Community Clusters** of the Core Strategy. This is supplemented by **Policies MD1: Scale and Distribution of Development** of the SAMDev Plan which identifies the Community Hubs and Clusters in Shropshire and the **Settlement Policies (S1-S18)** of the SAMDev Plan which provide the specific guidelines and parameters for sustainable development within them.

Policies MD3: Delivery of Housing Development of the SAMDev Plan is amongst those policies that support the delivery of these policies.

Housing completions and housing land supply (dwellings committed on sites with Planning Permission/Prior Approval or Allocated within the adopted Local Plan) in these Community Hubs and Clusters are key indicators of the effectiveness of the adopted Local Plan, in achieving these guidelines. The completions (from 2011/12 reflecting the base date for Community Hub and Cluster development guidelines) and commitments within these Community Hubs and Clusters as at 31st March 2020 is summarised in Table 11 below. It is evident that significant progress has been made towards achieving the housing guidelines established for these settlements.

Table 11: Dwellings completed in each Community Hub and Cluster 20011/12-2019/20 and dwellings committed in each Community Hub and Cluster as at 31st March 2020

Settlement	***Place Plan***	***Completions (2011/12 – 2019/20)***	***Commitments***	
			Sites with Planning Permission or Prior Approval (as at the 31st March 2020)	***Allocations without Planning Permission (as at 31st March 2020)***
Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)	Bishops Castle	2	12	0
Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington	Bishops Castle	6	6	0
Bucknell	Bishops Castle	8	7	70
Chirbury	Bishops Castle	-1	1	30
Clun	Bishops Castle	7	3	60
Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Meadowtown and Lordstone	Bishops Castle	13	19	0
Lydbury North	Bishops Castle	1	9	11
Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog.	Bishops Castle	9	15	0
Wentnor and Norbury	Bishops Castle	7	1	0

Settlement	Place Plan	Completions (2011/12 – 2019/20)	Commitments	
			Sites with Planning Permission or Prior Approval (as at the 31st March 2020)	Allocations without Planning Permission (as at 31st March 2020)
Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.	Bishops Castle	8	17	0
Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett	Bridgnorth	16	18	0
Ditton Priors	Bridgnorth	9	20	0
Hopton Wafers and Doddington	Bridgnorth	8	9	0
Kinlet, Button Bridge, Button Oak	Bridgnorth	15	21	0
Neenton	Bridgnorth	8	0	0
Oreton, Farlow and Hill Houses	Bridgnorth	8	2	0
Silvington, Bromdon, Loughton and Wheathill	Bridgnorth	2	8	0
Stottesdon, Chorley and Bagginswood	Bridgnorth	6	2	0
Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak	Craven Arms	8	21	0
Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope	Craven Arms	3	25	0
Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton	Craven Arms	5	6	0
Cockshutt	Ellesmere	35	13	6
Dudleston and Street Dinas	Ellesmere	2	0	0
Dudleston Heath and Elson	Ellesmere	17	7	20
Tetchill, Lee and Whitemere	Ellesmere	19	8	0
Welsh Frankton, Perthy, New Marton and Lower Frankton	Ellesmere	28	7	0
Welshampton and Lyneal	Ellesmere	25[A]	10	0
Burford	Ludlow	5	1	0
Clee Hill	Ludlow	33	20	0

Settlement	*Place Plan*	*Completions (2011/12 – 2019/20)*	*Commitments*	
			Sites with Planning Permission or Prior Approval (as at the 31st March 2020)	*Allocations without Planning Permission (as at 31st March 2020)*
Onibury	Ludlow	7	0	8
Adderley	Market Drayton	26	6	0
Bletchley, Longford, Longslow & Moreton Say	Market Drayton	3	35	0
Cheswardine	Market Drayton	2	17	0
Childs Ercall	Market Drayton	8	4	0
Hinstock	Market Drayton	96	23	1
Hodnet	Market Drayton	19	52	0
Marchamley, Peplow and Wollerton	Market Drayton	7	2	0
Stoke Heath	Market Drayton	1	70	0
Woore, Irelands Cross and Pipe Gate	Market Drayton	89	25	0
Buildwas	Much Wenlock	2	14	0
Gobowen	Oswestry	94[B]	112	90
Kinnerley, Maesbrook, Dovaston and Knockin Heath	Oswestry	50	34	9
Knockin	Oswestry	11	15	0
Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn	Oswestry	2	7	0
Llanymynech and Pant	Oswestry	49[C]	27	32
Park Hall, Hindford, Babbinswood and Lower Frankton	Oswestry	36	75	0
Ruyton XI Towns	Oswestry	22	15	0
Selattyn, Upper, Middle & Lower Hengoed and Pant Glas	Oswestry	1	27	0
St Martins	Oswestry	170	101	0
Weston Rhyn, Rhoswiel, Wern and Chirk Bank	Oswestry	41	110	0
Whittington	Oswestry	32	39	52
Albrighton	Shrewsbury	0	0	0
Baschurch	Shrewsbury	205	113	0

Settlement	Place Plan	Completions (2011/12 – 2019/20)	Commitments	
			Sites with Planning Permission or Prior Approval (as at the 31st March 2020)	Allocations without Planning Permission (as at 31st March 2020)
Bayston Hill	Shrewsbury	64	10	0
Bicton and Four Crosses	Shrewsbury	4	7	0
Bomere Heath	Shrewsbury	63	10	0
Condover, Dorrington, Stapleton	Shrewsbury	86	19	30
Fitz, Grafton and Newbanks	Shrewsbury	3	7	0
Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler	Shrewsbury	31	36	0
Hanwood and Hanwood Bank	Shrewsbury	88	19	0
Longden, Hook-a-gate, Annscroft, Longden Common and Lower Common/Exfords Green	Shrewsbury	37	27	0
Montford Bridge West	Shrewsbury	27	1	0
Mytton	Shrewsbury	3	18	0
Nesscliffe	Shrewsbury	32	63	0
Uffington	Shrewsbury	11	2	0
Walford Heath	Shrewsbury	11	10	0
Weston Lullingfields, Weston Wharf and Weston Common	Shrewsbury	12	9	0
Myddle and Harmer Hill	Wem	56	8	0
Shawbury	Wem	76	9	0
Prees and Prees Higher Heath	Whitchurch	50[D]	72[D]	62
Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall	Whitchurch	52	93	5
	Total:	**1,991**	**1,631**	**486**

**The completions in each of the Community Hubs and Clusters include exception development which contributes to the housing requirement for the Community Hub or Cluster.*

[A]11 completions as at 31st March 2020 have been excluded to offset the exclusion of 11 commitments when identifying the SAMDev Housing Requirement.

[B]The 116 dwellings outstanding (as at 2013) on Planning Permission OS/05/13887/REM (Almond Avenue, Gobowen) were excluded from consideration when identifying the SAMDev Housing Requirement. All dwellings are now completed however the total number of units completed across the development increased to 126. {Planning Permission OS/05/13887/REM and 14/00568/FUL (Almond Avenue, Gobowen) therefore 126 dwellings removed from figures, as the site was excluded from consideration when identifying the SAMDev Housing Requirement}.

[C]42 completions as at the 31st March 2019 have been excluded to offset the exclusion of 42 commitments when identifying the SAMDev Housing Requirement.
[D]The 115 dwellings outstanding (as at 2013) on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) were excluded from consideration when identifying the SAMDev Housing Requirement.
{10 completions and 105 commitments on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) removed, as excluded from consideration when identifying the SAMDev Housing Requirement}.
Please Note: The figures provided are net.

Policy CS5: Countryside and Green Belt of the Core Strategy and **Policies MD6: Green Belt and Safeguarded Land, MD7a: Managing Housing Development in the Countryside and MD7b: General Management of Development in the Countryside** of the SAMDev Plan provide the strategic framework for development within the rural area.

Policies MD3: Delivery of Housing Development of the SAMDev Plan are amongst those policies that support the delivery of these policies.

Housing completions and housing land supply (dwellings committed on sites with Planning Permission/Prior Approval) in the wider rural area are key indicators of the effectiveness of the adopted Local Plan, in achieving these guidelines.

The completions and commitments within the wider rural area as at 31st March 2020 is summarised in Table 12 below.

Table 12: Dwellings completed in the wider rural area 2006/07-2019/20 and commitments in the wider rural area as at 31st March 2020

	Completions (2006/07 – 2019/20)	***Sites with Planning Permission or Prior Approval (as at the 31st March 2020)***
Wider Rural Area	**3,992**	**1,304**

**The completions in the rural area exclude exception development which contributes to the housing requirement of Market Towns; or Community Hubs or Clusters.*
***The completions in the rural area includes completions which occurred in Community Hubs and Clusters prior to the identification of housing guidelines for these areas, as these have not been counted towards the achievement of the identified housing guidelines.*
****The commitments and completions include those dwellings excluded from Community Hub or Cluster settlements guidelines.*
Please Note: The figures provided are net.

Housing Supply

Policy CS10: Managed Release of Housing Land of the Core Strategy and **Policy MD3: Delivery of Housing Development** of the SAMDev Plan set out the mechanism for the release of sites so that a five year supply of housing land will be maintained over the plan period.

This includes phasing measures based on the expected housing trajectory and reflecting timing constraints due to the need for infrastructure to be put in place.

Table 13 and Figure 4 show how housing delivery has performed over the first fourteen years of the plan period, in relation to the annual requirement identified in Policy CS10.

Figure 4: Housing completions 2006/07-2019/20 and CS10 requirements for Shropshire

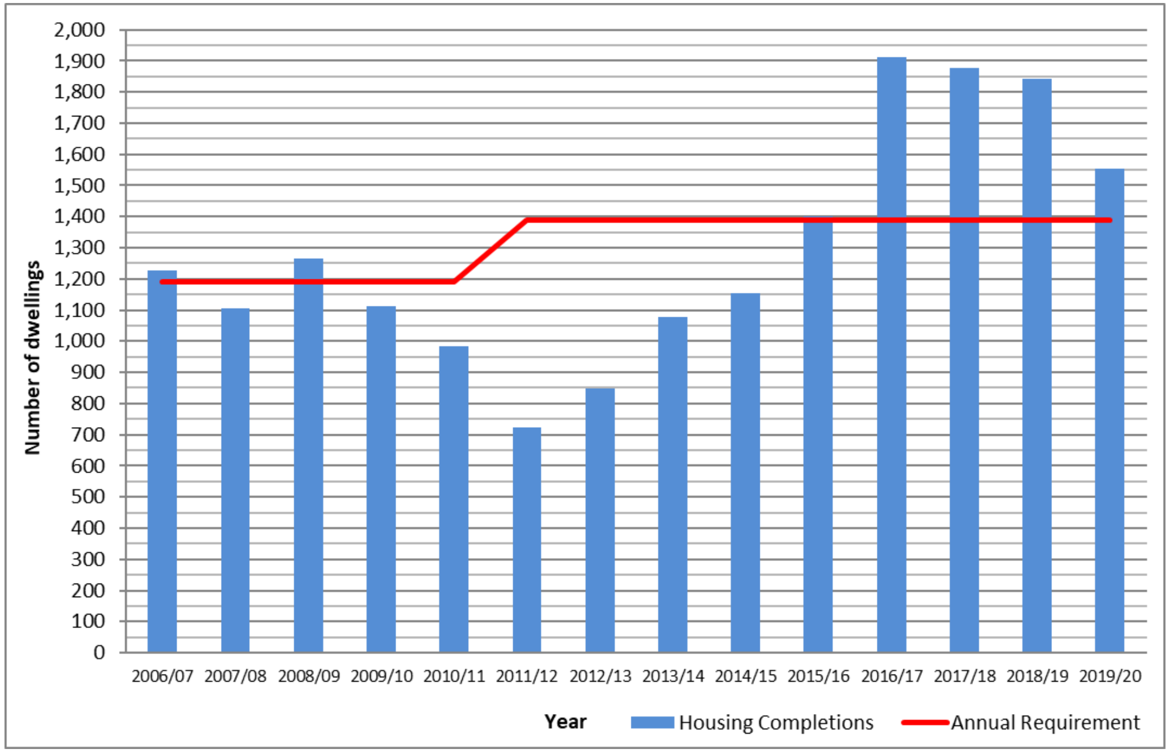


Table 13: Net dwellings completed in Shropshire (2006/07-2019/20)

Year	Annual Housing Requirement	Net Number of Dwellings Completed
2006/07	1,190	1,228
2007/08	1,190	1,106
2008/09	1,190	1,265
2009/10	1,190	1,112
2010/11	1,190	984
2011/12	1,390	724
2012/13	1,390	847
2013/14	1,390	1,079
2014/15	1,390	1,155
2015/16	1,390	1,402
2016/17	1,390	1,910
2017/18	1,390	1,876
2018/19	1,390	1,843
2019/20	1,390	1,554
Total	**18,460**	**18,085**

It is considered that the remaining housing requirement can be achieved within the remaining Plan period, as documented within the Five Year Housing Land Supply Statement (2020), available on the Shropshire Council website at: https://shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/five-year-housing-land-supply-statement/

Five Year Housing Land Supply

The National Planning Policy Framework (NPPF) requires Local Authorities to identify and annually review their housing land supply. The purpose of this assessment is to consider whether there are sufficient deliverable sites within a Local Authority Area to allow for the provision of five years' worth of housing (plus an appropriate buffer), based on the identified housing requirement set out in adopted strategic policies, or against local housing need where strategic policies are more than five years old, unless policies have been reviewed and found up-to-date[1].

Shropshire Council's most recent assessment of the housing land supply in Shropshire covers the five year period from 2020/21 to 2024/25. The assessment has been undertaken using a cautious and robust methodology which is generally consistent with that endorsed by the Site Allocations and Management of Development (SAMDev) Plan Inspector within her Report on the SAMDev Plan (2015), whilst also reflecting recent changes to national policy and guidance.

This assessment is summarised within the Five Year Housing Land Supply Statement (2020), available on the Shropshire Council website at: https://shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/five-year-housing-land-supply-statement/

A brief summary of the conclusions of this assessment are provided in Table 14 below. In conclusion the assessment demonstrates that Shropshire currently has **6.05 years supply of deliverable housing land against the housing requirement within the adopted Core Strategy (2011) and 8.11 years supply of deliverable housing land against the housing need identified using Governments standard methodology**.

Table 14: Summary of the Five Year Housing Land Supply in Shropshire

Category	Core Strategy Requirement	LHN
Total Five Year Housing Requirement:	8,279	6,179
Total Five Year Housing Land Supply:	10,024	10,024
Over / Under Provision:	**+1,745**	**+3,844**
Number of Years Supply:	**6.05**	**8.11**

Table 15 provides a similar summary of the five year housing land supply for Shrewsbury, calculated using a consistent methodology. This shows a **6.82 years supply of deliverable housing land in Shrewsbury against the housing requirement within the adopted Core Strategy (2011)**

Table 15: Summary of the Five Year Housing Land Supply in Shrewsbury

Category	Core Strategy Requirement for Shrewsbury
Total Requirement:	1,772
Total Supply:	2,416
Over / Under Provision:	**+644**
Number of Years Supply:	**6.82**

[1]HCLG, (2019), NPPF – Paragraph 73

Shropshire Strategic Land Availability assessment (SLAA)

The Strategic Land Availability Assessment (SLAA) is a technical assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. As such, the SLAA incorporates the process formerly known as the Strategic Housing Land Availability Assessment (SHLAA).

The SLAA represents a key component of the evidence base which will support the Shropshire Council Local Plan Review. It will also contribute towards informing Shropshire Council's approach to the delivery of development, particularly housing and employment development, across Shropshire.

Please Note: Whilst the SLAA is an important technical document, it does not allocate land for development or include all locations where future housing and employment growth will occur. The SLAA ultimately provides information which will be investigated further through the plan-making process.

The most recent SLAA prepared by Shropshire Council was published in November 2018. This SLAA is available on the Shropshire Council website at: https://shropshire.gov.uk/media/11309/1-slaa-2018.pdf

The sites identified as suitable, available, achievable and viable now within this assessment, are monitored as part of the Councils assessment of housing land supply, the most recent assessment is available here: https://shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/five-year-housing-land-supply-statement/

The SLAA forms the first part of a comprehensive, proportionate, and robust site assessment process that has been undertaken to inform the Local Plan Review. The wider site assessment process undertaken to inform the Local Plan Review form appendices to the Sustainability Appraisal. The most recent iterations are available at: https://shropshire.gov.uk/get-involved/reg-19-pre-submission-draft-local-plan/

Brownfield Development

CS10: Managed Release of Housing Land sets a target of 60% of overall housing development on brownfield land. The overall target was not met in 2019/20 with around 19.4% of housing development taking place on Brownfield or 'previously developed land' and 80.6% taking place on Greenfield land.

Housing development on Brownfield land in 2019/20 included the completion of:

- 39 dwellings at the Radbrook Centre, Shrewsbury; and
- 20 dwellings at the Salop Music Centre, Shrewsbury.

Shropshire Council annually updates a Brownfield Land Register to provide further information on the brownfield land supply available in Shropshire. The Brownfield Land Register is available on the Shropshire Council website at: https://shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/brownfield-land-register/

Affordable Housing

The number of affordable housing completions in 2019/20 was 223, equating to around 20% of total housing completions achieved in this period.

Policy CS11: Type and Affordability of Housing of the Core Strategy sets out an aspirational target over the Plan Period of 33% of housing developed being for local needs affordable. It is acknowledged that this is an aspirational target, based on increasing affordable housing provision, since only 15% of housing provision over the 5 years prior to adoption of the Core Strategy had been affordable. Delivery has since increased, with the average across the adopted Local Plan period at around 20% (consistent with that experienced in 2019/20).

Policies CS5: Countryside and the Green Belt of the Core Strategy and **MD3: Delivery of Housing Development, MD7a: Managing Development in the Countryside and Settlement Policies S1-S18** of the SAMDev Plan are amongst those policies that support the delivery of this policy.

Table 16 and Figure 5 illustrate total affordable housing completions achieved in each of the last 5 years. It also indicates the amount of these total completions that were affordable/social rent and the amount in rural locations with a population of less than 3,000.

Table 16: Affordable Housing Completions over the last 5 years

Year	Total Affordable Completions	Of Which Are:	
		Affordable/Social Rented Tenure Completions	In populations less than 3,000
15/16	227	166	77
16/17	441	368	62
17/18	459	366	182
18/19	260	174	72
19/20	223	107	45

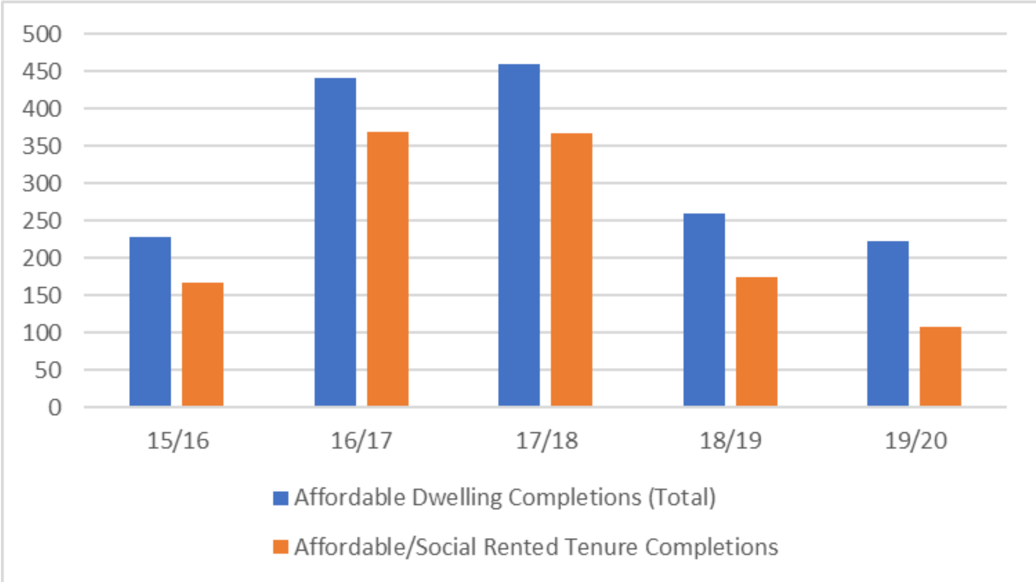


Figure 5: Affordable Housing Completions over the last 5 years

The Core Strategy set in place a viability assessment to inform the contribution of all market housing to the development of affordable housing. This rate is now geographically set across zones with rates of 20%, 15% and 10%. Further information on the affordable housing prevailing target rate and dynamic index can be found on the following page.

Affordable Housing Prevailing Rate

Core Strategy **Policy CS11**: **Type and Affordability of Housing** states that “all new open market housing development makes appropriate contributions to the provision of local needs affordable housing having regard to” the “current prevailing target rate, set using the Shropshire Viability Index”. However, the most recent iteration of the NPPF (published in 2019) stipulates in Paragraph 63 that “Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount”.

Planning law requires applications for planning permission be determined in accordance with the development plan (the adopted Local Plan) unless material considerations indicate otherwise. However, the NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions. As such, great weight is afforded to the affordable housing developer contribution threshold specified within the NPPF when making decision on Planning Applications in Shropshire. As such Shropshire Council generally applies the thresholds identified within the NPPF when determining whether affordable housing contributions are relevant from development proposals.

Nevertheless, there may still be cases where the Council considers that the Councils policy attracts greater weight in the planning balance then the NPPF for example The thresholds were introduced to provide ‘support for small scale developers, custom and self-builders’ and Introduced a series of measures which are *‘intended to tackle the disproportionate burden of developer contributions on small scale developers, custom and self-builders. These included introducing into national policy a threshold beneath which affordable housing should not be sought’*. The emphasis of the statement is on reducing the ‘disproportionate burden’. In circumstances where there is no additional burden on the developer or works are minimal for example the change of use of a holiday let or an annex to an open market dwelling, then the Council may still request a contribution.

The Shropshire Core Strategy was the first adopted plan in the Country to apply a dynamic viability policy approach. The Supplementary Planning Document (SPD) on Type and Affordability of Housing, explains the process for assessing viability information. This SPD is available at: www.shropshire.gov.uk/housingspd. This approach ‘future proofs’ a viability study by allowing changes in market conditions to be taken into account when applying the results of the viability study to planning decisions.

Figure 6: Affordable Housing Target Rates

The updated viability model is set out in the **Shropshire Viability Study (May 2013)** (available to download from www.shropshire.gov.uk/housingspd). The following target rates came into effect in September 2013 following approval by Shropshire Council Cabinet:

- **Area A 20%**
- **Area B 15%**
- **Area C 10%**

A map showing the three area rates is provided within Figure 6. Further information on the housing viability methodology can be found via: www.shropshire.gov.uk/housingspd

Gypsy and Traveller Provision

Policy CS12: Gypsy and Traveller Provision, together with national guidance in Planning Policy for Traveller Sites (PPTS) & the National Planning Policy Framework(NPPF), set out the approach for meeting the accommodation needs of Gypsies and Travellers, including Travelling Showpeople.

The need for gypsy and traveller pitches and travelling showpeople plots in Shropshire was assessed by the Gypsy and Traveller Accommodation Assessment (GTAA) in 2017 with an update in 2019. The Gypsy and Traveller Accommodation Assessment (2019 update) provides updated evidence to support the review of the Local Plan which considers housing requirements, including provision for Gypsies and Travellers, to 2038. The GTAA sets out baseline gypsy and traveller accommodation need and supply in Shropshire, 5-year supply requirements (2016/17– 2020/21) and considers pitch need to 2038. The 2017 GTAA and 2019 update are available on the Council's website:
https://shropshire.gov.uk/media/8735/gtaa-gypsy-and-traveller-accommodation-assessment-2017.pdf
https://www.shropshire.gov.uk/media/15629/shropshire-gtaa-update-pdf-final.pdf

Table 17 shows permissions which were given for new pitches or plots from 1st April 2017 to 31st March 2020. Reference to pitches and plots reflects the terminology used in the GTAA which assumes Gypsies and Travellers live on pitches on sites, whilst Travelling Showpeople live on plots on yards. Of the 14 pitches on 3 sites given permission in 2017-18, 8 were existing temporary pitches (on one site) which gained permanent status. The 2018-19 gains related to an existing site and in addition to the 4 pitches identified in the table, an additional 3 pitches were allowed for transit use. Temporary permission was given to continue the use of a temporary single family plot for Travelling Showpeople in 2017-18 but this site did not form part of the permanent supply identified in the table below.

Table 17: Net Additional Gypsy and Traveller Pitches or Plots

	2017-2018	2018-2019	2019-2020
Pitch Gain	14	4	2
Plot Gain	0	0	0
Loss (known)	0	0	0
Total	14	4	2

C) A Prosperous Economy

Policy CS13: Economic Development, Enterprise and Employment promotes Shropshire as a business investment location to support new sustainable economic development and the growth and expansion of existing enterprises in the County.

The latest data available (from ONS) in Table 18 shows 1,215 new enterprises started in 2019. Over the past six years the number of active enterprises has increased by about 160 per year on average.

Table 18: Business start-ups, deaths, and active enterprises in Shropshire

	2013	2014	2015	2016	2017	2018	2019
Enterprise start ups	1,380	1,315	1,350	1,290	1,265	1,195	1,215
Enterprise deaths	1,065	1,045	1,200	1,080	1,240	1,045	1,200
Active enterprises	12,790	12,980	13,240	13,430	13,600	13,570	13,755

Source: Office of National Statistics: Business Demography (2019)

Economic Development, Enterprise, and Employment

This section examines indicators for the delivery of employment development and retail provision in Shropshire. This assesses relevant policies in the adopted Local Plan in both the Core Strategy (2011) and the Site Allocations and Management of Development Plan (SAMDev Plan, 2015), relating to the economic aspects of **'Creating Sustainable Places'** and that seek to deliver **'A Prosperous Economy'** in Shropshire over the period to 2026.

The information assesses Core Strategy Policies **CS13: Economic Development, Enterprise and Employment, CS14: Managed Release of Employment Land, CS15: Town and Rural Centres** and **CS16: Tourism, Culture and Leisure** and associated SAMDev Plan policies including **MD4: Managing Employment Development, MD9: Protecting Employment Areas, MD10a: Managing Town Centre Development, MD10b: Impact Assessments for Town and Rural Centres, MD11: Tourism Facilities and Visitor Accommodation and Settlement Policies (S1-S18)** particularly in relation to the scale, distribution and delivery of employment land and premises to support sustainable economic growth in Shropshire.

The information describes the portfolio of employment land and premises in Table 20 as required by Core Strategy **Policy CS14: Managed Release of Employment Land**. This also includes the identification of the 5 Year Reservoir of readily available and deliverable sites and premises in Table 27 which is also detailed in Appendix 3 of this AMR. This information is also important for the refresh of the employment land supply proposed in the draft Shropshire Local Plan that seeks to extend the planned supply of employment land and premises from 2026 until 2038.

The availability of employment land and premises with planning permission is assessed partly through SAMDev **Policy MD4: Managing Employment Development** for newly committed sites in Table 26 and partly through SAMDev **Policy MD9: Protecting Employment Areas** for premises on established employment sites in Table 25. This information describes the contribution to the employment land portfolio from the supply of new land and premises (Policy MD4) and from the protection of existing employment premises (Policy MD9) in accordance with Core Strategy **Policy CS14: Managed Release of Employment Land**. The specific employment sites where premises are protected are identified in Appendix 4 to this AMR.

This section also appraises significant changes in the Town and Rural Centres across the County to assess their health and any improvements to the Centres. This section continues to monitor the preparation of "Centre Health Check Assessments" for strategic and principal centres where they are undertaken as part of the evidence for significant retail applications.

The AMR currently does not provide information on changes to the tourism, culture, and leisure offer within the County as part of a proportionate use of resources. The monitoring indicators in Core Strategy Policy CS16 indicate this may be undertaken where information becomes available which is taken to mean that, only significant changes in these sectors will be reported in the AMR.

Strategic Employment Land Supply 2006 – 2026

The Strategic Employment Land Supply is managed through **Policies CS13: Economic Development, Enterprise and Employment** and **CS14: Managed Release of Employment Land**. These policies aim to deliver a flexible and responsive supply of land and premises to meet Shropshire's employment development needs from 2006 to 2026.

Table 20 shows the Local Plan now provides a Strategic Employment Land Supply of 405 hectares (at 31st March 2020) for the Plan period from 2006 to 2026. This is a significant increase of 37 hectares(ha) on the previously reported supply of 368ha (at 31st March 2017). This increase in the strategic land supply occurred during the period of significant uncertainty as the UK prepared to leave the European Union between 31st March 2017 and 31st January 2020 and as, the nation began to confront the effects of the coronavirus Covid-19 from the start of Quarter 4 of 2019 to just after the National Lockdown commenced at the end of Quarter 1 (23rd March) of 2020.

The Strategic Employment Land Supply includes the scale of completed employment development from 2006 to 2020. This reached a total of 146ha (compared to 108ha in 2017) delivering a further 38 hectares of built development to 31st March 2020. This equates to a Local Plan average annual development rate of 10.4ha from 2006 to 2020. This rises to 12.5ha from 2017 to 2020 over the period since the last monitoring report, during the Brexit negotiations and the emergence of the coronavirus Covid-19.

The portfolio of employment land and premises now comprises over 229ha (compared to 215ha in 2017) representing a net increase in the available supply of employment land of around 15ha, compared to the position in 2017. The portfolio comprises planning permissions for 102ha and remaining employment allocations with a gross capacity of 128ha. Planning permissions on committed sites under Policy MD4 comprise just under 81ha (compared to 60ha in 2017) and just under 21ha (compared to 16ha in 2017) for premises on existing employment sites protected by Policy

MD9. This represents an increase of 26ha of development with permission but allowing for an 11ha reduction in the recorded supply of allocated sites gives a net increase of 15ha.

This portfolio provides an immediate ‘5 Year Reservoir’ of readily available land of 168 hectares (compared to 163ha in 2017) to satisfy **Policy CS14: Managed Release of Employment Land**. This is shown in Table 27 and summarised in Appendix 3. The 168ha Reservoir significantly exceeds the minimum 5 Year requirement of 72ha in **Policy CS14: Managed Release of Employment Land**. Whilst the sites in the Reservoir were refreshed through new planning permissions, there is only a nominal increase (of 5ha) in the total Reservoir, compared to the position in 2017. This reflects the need for some caution as the County recovers from the national economic downturn. Notwithstanding this caution, the balance of the Portfolio (from 229ha) means the County still has a residual ‘pipeline’ supply of 61ha providing flexibility to support a faster rate of recovery. The adopted Local Plan provides allowances for windfall development amounting to 30ha (compared to 46ha in 2017) to help meet the remaining Local Plan requirement for 144ha of development (a requirement of 290ha minus completions of 146ha) to 2026. The Shropshire recovery from the Covid-19 downturn will therefore be supported by a generous supply of available land for employment development.

The Strategic Employment Land Supply has increased by 37ha from 368ha in 2017 to 405ha in 2020, This comprised a net increase in delivery of 22ha (completions of 38ha minus a reduced windfall allowance of 16ha) and a net increase in commitments of 15ha (additional permissions of 26ha minus reduced allocations of 11ha).

Policy CS1: Strategic Approach of the Core Strategy

Policy CS1: Strategic Approach with **Policy CS14: Managed Release of Employment Land** seek to deliver the requirement for around 290ha of employment development in Shropshire from 2006 to 2026. Table 20 presents the Strategic Employment Land Supply, describing progress towards achieving this 290ha requirement, supported by further detailed information in Tables 19, 21, 25, 26, 27 and Appendix 3. Shropshire delivered 146ha (50%) of the 290ha requirement between 2006 and 2020. Table 21 shows that during the fourteen-year period to date, one third (34%) of the completed development was delivered in the 4 years (28%) from 2016 to 2020. In effect, from the Brexit decision in 2016, the average rate of development in Shropshire accelerated by +30% from 9.6ha/year (96ha from 2006 to 2016) up to 12.5ha/year (50ha from 2017 to 2020).

To further highlight this contrast, in the 4 period before the Brexit vote (2012 – 2016) Shropshire completed 32ha of employment development at a rate of 8.0ha/year but in the 4 years after the Brexit vote (2016 – 2020) the development rate accelerated by +56% to 12.5ha/year. This coincided with the publication of the Shropshire Economic Growth Strategy (2017) and the restructure of the County Economic Growth Service.

The commitments in Tables 20, 25 and 26 show that Shropshire has planning permissions for 21ha on existing employment areas, 81ha on new employment sites and 128ha on remaining employment allocations. This is sufficient to deliver the remaining 144ha of the 290ha requirement to satisfy **Policies CS1: Strategic Approach** and **CS14: Managed Release of Employment Land**. In effect, the remaining 144ha may be delivered from the extant planning permissions (102ha) with a further 42ha from the remaining allocations of 68ha shown in Table 27, which describes the 5 Year Reservoir for the period to 2025. This Reservoir anticipates the release of 23ha on the Oswestry Innovation Park, 7ha at Tasley in Bridgnorth with other allocations in the Reservoir, which are shown in Appendix 3, and with further proposals to help release 14ha in Craven Arms. Whilst current rates of development indicate that delivering a further 144ha before the end of the current Plan period might be challenging, the land area expected to be available up to 2026 has sufficient capacity to support this delivery, should the annual development rate continue to increase.

The spatial zones in **Policy CS1: Strategic Approach** offer a further simple framework for the spatial distribution of the Strategic Employment Land Supply as follows:

Table 19: Employment Completions and Supply by Spatial Zone

Spatial Zones	Policy CS1 Distribution		Completions		Commitments		Allocations		Windfalls		TOTAL SUPPLY		
	Average ha	%	ha	%	ha	%	ha	%	ha	%	ha	%	Diff ha
North-West	60	21%	18	12%	10	10%	48	38%	9	29%	85	21%	25
North-East	55	19%	47	32%	38	37%	38	30%	6	19%	129	32%	74
Central	100	34%	42	29%	39	38%	9	7%	6	19%	96	24%	-4
South	40	14%	22	15%	8	8%	21	16%	6	19%	57	14%	17
East	35	12%	17	12%	7	7%	12	9%	4	13%	40	10%	5
TOTALS	290		146		102		128		31		407		117

This framework shows that all of the spatial zones except the centre (i.e. Shrewsbury) have sufficient employment land to satisfy the Policy CS1 distribution. This distribution does favour the north-west and north-east of the County but the supply to the south and east also highlights the capacity of these Place Plan areas to perform a greater role in the economic growth of Shropshire. The Regulation 19 Submission Local Plan also addresses the distribution shortfalls in the centre, east and in the south, to support the further planned growth of the Shropshire economy.

Policy CS2: Shrewsbury - Development Strategy

Policies CS2: Shrewsbury - Development Strategy with **CS14: Managed Release of Employment Land** seek to deliver around 90ha of the County requirement in Shrewsbury during the period from 2006 to 2026. Table 20 presents the Strategic Employment Land Supply, describing progress towards achieving the 90ha with further detailed information provided in Tables 19, 21, 25, 26, 27 and Appendix 3. Shrewsbury has delivered 40.6ha (45%) of the 90ha in the period between 2006 and 2020. Table 21 shows that the rate of development has decreased in Shrewsbury since 2016 as larger employment areas at Battlefield Enterprise Park in Harlescott, Oxon Business Park in Copthorne and St Kenelm Business Park in Meole reached their full capacity and Shrewsbury Business Park in Emstrey has been affected by changing market conditions.

The commitments in Tables 20, 25 and 26 show that Shrewsbury has planning permissions for 2.5ha on existing employment areas, 36.3ha on new employment sites and 9ha on remaining employment allocations. This is sufficient to deliver the remaining 50ha to satisfy **Policies CS2: Shrewsbury - Development Strategy** and **CS14: Managed Release of Employment Land**. In effect, this 50ha may be delivered from the extant planning permissions (38ha) with a further 11ha from remaining allocations shown in Table 27, which describes the 5 Year Reservoir for the period to 2025. This Reservoir anticipates the release of 4ha at SUE West to extend the Oxon Business Park and two separate sites to the west and east of Battlefield Road, in Harlescott for 3ha and 2ha respectively. Whilst current rates of development indicate that delivering a further 50ha before the end of the current Plan period might be challenging, the land expected to be available up to 2026, has the capacity to deliver about 48ha (to achieve about 88ha in total), should the annual development rate continue to increase.

The central and northern areas of Shropshire are key drivers for employment development and economic growth providing 308ha (76%) of the Strategic Employment Land Supply. The south and east of the County have a lower supply of employment land at 97ha (24%) but still deliver relatively good rates of development with completions amounted to 39ha (27%) of the total completions from 2006 to 2020. The significance of the central and northern areas of Shropshire is particularly reflected in the portfolio of employment land and premises. These areas have a healthy supply of 87ha of committed sites (85%) and 95ha of allocated (74%) sites. The scale and distribution of these development opportunities in the centre and north supports the role and function of Shrewsbury (with 52ha) and the Market Towns of Oswestry (with 56ha), Market Drayton (with 36ha) and Whitchurch (with 30ha). The Place Plan areas of Ellesmere (with 11ha) and Wem (with 14ha) comprising these two Key Centres and their surrounding rural settlements and employment sites also have the capacity to meet some their own needs for employment and services.

The central and northern areas of Shropshire are key drivers for employment development and economic growth providing 308ha (76%) of the Strategic Employment Land Supply. The south of the County has a much lower supply of employment land at 97ha (24%) but still provides a relatively strong rate of employment development particularly from completions which amounted to 39ha (27%) of the total completions in the period from 2006 to 2020.

The significance of the central and northern areas of Shropshire is reflected in the portfolio of employment land and premises with a healthy supply of 87ha of committed sites (85%) and 95ha of allocated (74%) employment sites. The scale and distribution of these development opportunities in the centre and north of the County supports the role and function of Shrewsbury (with 52ha) and the Market Towns of Oswestry (with 56ha), Market Drayton (with 36ha) and Whitchurch (with 31ha). The Key Centres of Ellesmere (with 11ha) and Wem (with 13ha) with their surrounding rural settlements and employment sites also have the capacity to meet some their own needs for employment and services.

In the south, the Place Plan areas around the principal settlements of Craven Arms (with 16ha), Ludlow (with 9ha), and Bishops Castle (with 5ha) are principally driving employment development however; there are still reasonable prospects for employment growth in Church Stretton (with 3ha) and Cleobury Mortimer (with 2ha), meeting some of their own needs and those of surrounding communities. It is expected, the Market Town of Ludlow will be strongly supported by Craven Arms, where the role of this Key Centre will enhance the delivery of employment and services.

In the east, Bridgnorth (with 14ha) will be the principal focus for employment development especially given the current under performance of the significant Key Centre of Shifnal (with 3ha). Bridgnorth and Shifnal are both expected to perform stronger roles in the delivery of future employment development, meeting the growing demand for employment, arising in part from the level of housing development in these settlements and the proximity of the West Midlands conurbation, with its recognised shortfall in the availability of employment development opportunities.

Table 20: Strategic Employment Land Supply in Shropshire 2006-2026 (31st March 2020)

LOCATION	COMPLETED DEVELOPMENT 2006 - 2017	PORTFOLIO OF LAND & PREMISES 2017 - 2026			TOTAL PORTFOLIO	WINDFALL ALLOWANCE 2017 - 2026	STRATEGIC LAND SUPPLY 2006 - 2026
		Existing Employment Areas	Committed Sites	Allocated Sites			
	HECTARES						
SHROPSHIRE	**146**	**21**	**81**	**128**	**229**	**30**	**405**
North West	18	2	8	48	58	9	85
Oswestry	15.1	2.0	7.8	39.0	48.8	7.4	**71**
Ellesmere (W)	2.8		0.3	9.2	9.5	1.8	**14**
North East	47	12	26	38	75	6	127
Market Drayton (W) (D)	24.9	3.0	16.8	14.0	33.8	2.8	**61**
Whitchurch (W)	15.4	4.4	4.6	19.5	28.5	2.3	**46**
Wem (W)	6.4	4.3	4.3	4.0	12.6	0.9	**20**
Central	42	2	37	9	48	6	96
Shrewsbury (W)	40.6	2.5	36.3	9.0	47.8	4.6	**93**
Minsterley & Pontesbury	1.3		0.5		0.5	0.9	**3**
South	22	1	7	21	29	6	56
Ludlow (D)	8.8	1.2	3.1	3.5	7.8	0.9	**18**
Bishops Castle	6.5		2.0	1.4	3.4	1.8	**12**
Craven Arms (W) (D)	2.1		1.4	14.0	15.4	0.9	**18**
Church Stretton	2.4	0.1	0.2	1.3	1.6	0.9	**5**
Cleobury Mortimer	2.0		0.1	0.7	0.8	0.9	**4**
East	17	3	4	12	19	4	41
Bridgnorth (W) (D)	9.8	1.8	1.9	8.2	11.9	2.3	**24**
Shifnal (W)	3.9		0.6	2.0	2.6	0.5	**7**
Much Wenlock (D)	1.5			0.6	0.6	0.5	**3**
Broseley	1.6	1.6		1.3	2.9	0.9	**5**
Highley	0.1		1.0		1.0		**1**
Albrighton	0.4		0.0		0.0		**0.4**

(W) - Indicates sites preferred for Recycling and Environmental Industries *(D) - Indicates sites dedicated to single occupier*

Completed Employment Development

This information describes the completed employment development across Shropshire between 2006 and 2020 in Tables 21 to 24. The delivery of employment development accounts for 146 hectares of the Strategic Employment Land Supply (405ha) in Table 20.

Completion Trends 2006 – 2020: Delivery and Distribution

Table 21 shows the distribution of completed employment development around the County and in each Place Plan area from 2006 to 2020.

The principal focus for employment development was across the central (42ha) and northern (65ha) areas of the County. In these locations Shrewsbury (with 41ha), Market Drayton (with 25ha), Oswestry (with 15ha) and Whitchurch (with 15ha) were the key areas for Class B employment development providing the larger proportion (65%) of the development in the County.

There was a steady rate of employment development in the south of the County through the period from 2006 to 2020. The Place Plan areas around the Market Town of Ludlow (with 9ha) and the Key Centre of Bishops Castle (with 7ha) were the principal drivers of this employment development. There were lower rates of delivery of about 2ha each around the Key Centres of Church Stretton, Craven Arms and Cleobury Mortimer.

As previously stated, the east of the County has seen less employment development than might be expected. This arises from a number of factors including higher land prices, the extent of Green Belt coverage and the relatively limited availability of employment land and premises outside established employment areas. Despite this, the Market Town of Bridgnorth (with 10ha) delivered a reasonable rate of growth but could have performed better as the third largest settlement in Shropshire. Key to the economic performance in the east of the County, are the established employment areas, with many having strong reputations either positively by attracting significant demand from key employers with higher rental costs e.g. Stanmore Industrial Estate or dissuading new occupiers e.g. Shifnal Industrial Estate due to the challenges of operating in these areas.

Employment development in Shropshire since the last monitoring report in 2017 continues to fluctuate with occasional lower levels of delivery reflecting conditions in the regional or national economy. This was true in 2018-19 (at 6.8ha) but overall, there was a significant increase in the rate of development between 2017 and 2020. The levels of development in 2017-18 (15.2ha) and particularly in 2019-20 (17.4ha) are significantly higher than the historical rate (achieved in 2016-17 at 10.5ha) and represent a return to rates previously experienced in 2006, at the start of the current Local Plan period. This is encouraging given the anticipated effects of Brexit and the emergence of the coronavirus Covid-19 and occurred in the period following the publication of the Shropshire Economic Growth Strategy (2017) and the restructure of the County Economic Growth Service.

Table 21: Employment Completions 2006 to 2020 - Location and Year (31st March 2020)

Location	2007	2008	2009	2010	2011	2012	2013	2014 - 2016*	2017	2018	2019	2020	Total
	HECTARES												
SHROPSHIRE	**15.6**	**11.0**	**13.0**	**7.9**	**5.1**	**11.1**	**3.2**	**28.9**	**10.5**	**15.2**	**6.8**	**17.4**	**146**
North West	**1.9**	**1.4**	**0.7**	**1.9**	**0.6**	**1.7**	**0.2**	**2.3**	**0.6**	**2.1**	**0.9**	**3.5**	**18**
Oswestry	1.8	0.5	0.2	1.9	0.6	1.7	0.2	1.2	0.6	2.1	0.9	3.5	15.1
Ellesmere	0.1	1.0	0.5					1.1					2.8
North East	**4.8**	**0.3**	**3.7**	**2.1**	**2.4**	**3.3**	**0.0**	**7.8**	**2.0**	**8.2**	**3.8**	**8.3**	**47**
Market Drayton	0.2		1.4	1.3	1.0	0.1		7.1	1.6	8.1	2.7	1.5	24.9
Whitchurch	2.6	0.3	0.2	0.6	1.3	3.1		0.4	0.4		0.8	5.6	15.4
Wem	1.9		2.1	0.2	0.1			0.4		0.1	0.3	1.2	6.4
Central	**6.2**	**4.8**	**6.8**	**2.7**	**0.3**	**4.8**	**2.1**	**5.7**	**2.0**	**2.9**	**0.8**	**2.8**	**42**
Shrewsbury	6.2	4.8	6.3	2.5	0.3	4.8	1.7	5.7	1.8	2.9	0.8	2.8	40.6
Minsterley & Pontesbury			0.5	0.2			0.4		0.2				1.3
South	**0.2**	**2.9**	**1.0**	**1.1**	**1.4**	**1.1**	**0.7**	**7.6**	**4.6**	**0.0**	**0.8**	**0.3**	**22**
Ludlow	0.1	1.8	0.3	0.7	0.4	0.6		1.3	3.2		0.3	0.1	8.8
Bishops Castle		0.8	0.5	0.4	0.3	0.3		3.0	0.8		0.4		6.5
Craven Arms	0.1	0.2	0.1			0.1		1.5				0.1	2.1
Church Stretton					0.4		0.6	0.8	0.6				2.4
Cleobury Mortimer	0.0	0.0	0.1		0.3		0.1	1.2			0.1	0.2	2.0
East	**2.6**	**1.6**	**0.8**	**0.0**	**0.4**	**0.1**	**0.2**	**5.4**	**1.3**	**2.0**	**0.5**	**2.5**	**17**
Bridgnorth	0.4	1.6	0.8	0.0	0.4		0.0	3.1	0.8	0.4		2.3	9.8
Shifnal	1.9						0.2	0.1	0.2	1.5	0.1		3.9
Much Wenlock								0.5	0.3	0.1	0.4	0.2	1.5
Broseley	0.3							1.3					1.6
Highley						0.1							0.1
Albrighton								0.4					0.4

Monitoring of employment completions at March 2016 captured development between 2014 - 2016

These currently higher annual rates exceed the required rate (of 14.5ha) in **Policy CS14: Managed Release of Employment Land**. They also set a higher short term annual rate between 2017 and 2020 of 12.5ha/year, well above the longer term annual trend of 10.4ha/year from 2006 to 2020 and the trend prior to the Brexit decision of 9.6ha/year from 2006 to 2016.

Completion Trends 2006 – 2020: Land Use and Distribution

The principal types of employment development are Class B land uses comprising general industry (Class B2) with storage and distribution (Class B8) and also the former Class B1 uses comprising Class B1a offices (now Class E(g)(i)), Class B1b research and development (now Class E(g)(ii)), Class B1c light industry (now Class E(g)(iii)). All these uses, combined, provided over 139ha (96%) of the 146ha of employment development completed between 2006 and 2020. The remaining 6ha (4%) comprised other compatible uses for employment floorspace or complementary uses within larger employment areas as shown in Table 22.

Table 22 shows between 2006 and 2020, employment development in Shropshire largely comprised both Class B2 General Industry (with 45ha) and Class B Storage and Distribution uses (with 40ha). The combined effect of these two land uses brought forward 85ha (58%) of the total completions of 146ha in Shropshire to 2020. This is a decrease on the position reported in 2017 where Class B8 development (with 36ha) and Class B2 (with 33ha) provided for 69ha (63%) of total completions (108ha) in Shropshire.

The proportion of Class B2 and Class B8 development appears to be reducing over time (from 68% in 2013, to 63% in 2017 to 58% in 2020) due in part to increasing levels of development of Class B1 uses. This has been driven by Class B1a office uses (now E(g)(i)) with 28ha largely focused into Shrewsbury and the Market Towns and Class B1c light industrial uses (now E(g)(iii)) with 24ha and the later emergence of some Class B1b research and development uses (now E(g)(ii)) with 1.2ha. The delivery of these uses was more limited earlier in the plan period.

The spatial distribution of these uses reflects factors identified earlier in this section of the AMR. The strength of delivery of Class B2 and Class B8 uses favours the strategic and principal centres, with demand driven by the role and function of the towns, the presence of key employers and clusters and the presence of established employment areas offering attractive business locations with good accessibility and services.

The emergence of office uses focuses on the strategic and principal centres particularly in the north and centre of the County. This highlights Shrewsbury and the Market Towns of Oswestry, Whitchurch, Bridgnorth, Ludlow and the Key Centres of Wem and Shifnal especially with the establishment of Severn Trent Water in Shifnal.

Table 22: Employment Completions 2006 to 2020 - Location and Land Use (31st March 2020)

SHROPSHIRE	B1(a)	B1(b)	B1(c)	B2	B8	Non Class B Uses	Total
	HECTARES						
SHROPSHIRE	**28.4**	**1.2**	**24.4**	**45.4**	**39.9**	**6.2**	**146**
North West	**3.1**	**0.1**	**3.6**	**4.9**	**6.0**	**0.2**	**18**
Oswestry	2.8		3.5	3.1	5.6	0.2	15.2
Ellesmere	0.3	0.1	0.1	1.7	0.4		2.6
North East	**4.2**	**0.0**	**10.6**	**18.9**	**10.5**	**2.2**	**46**
Market Drayton	0.7		9.6	10.3	3.9		24.5
Whitchurch	2.1		0.4	5.6	5.4	2.2	15.7
Wem	1.4		0.6	3.0	1.2		6.1
Central	**12.7**	**0.3**	**5.0**	**8.1**	**12.6**	**3.1**	**42**
Shrewsbury	12.7	0.3	4.8	8.0	12.2	3.1	41.1
Minsterley & Pontesbury			0.2	0.1	0.4		0.7
South	**3.6**	**0.9**	**2.1**	**9.1**	**6.1**	**0.1**	**22**
Ludlow	1.5			3.6	3.6	0.1	8.9
Bishops Castle	1.0		0.1	4.6	1.2		6.7
Craven Arms	0.4	0.2	0.8	0.6	0.7		2.7
Church Stretton	0.2	0.8	0.1	0.2	0.5		1.8
Cleobury Mortimer	0.4		1.1	0.1	0.2		1.9
East	**5.0**	**0.0**	**2.9**	**4.4**	**4.7**	**0.6**	**18**
Bridgnorth	1.6		1.7	2.9	2.9	0.6	9.7
Shifnal	1.8		0.1	1.0	1.0		3.9
Much Wenlock	0.1		0.8	0.4	0.5		1.7
Broseley	1.2		0.3		0.1		1.6
Highley	0.1						0.1
Albrighton	0.1			0.1	0.2		0.4

Recent Completions 2019 – 2020: Land Use and Distribution

Table 23 shows the spatial distribution and land uses of completions in the last monitoring year of 2019-20. As previously noted, the level of employment development returned to the higher levels recorded in 2006 at the start of the Plan period. In 2019-20, there was 17.4ha of employment development completed in the County, which is the highest recorded annual completions in Table 21. It should be noted that the completions 28.9ha covers a three period from 2014-16. The completions of 17.4ha in 2019-20 exceeds (by 1.8ha) the previously recorded, highest completions of 15.6ha in 2006. This also exceeds (by 2.9ha and 7ha) the required policy rate of 14.5ha/year to achieve 290ha of development from 2006 to 2026 and the longer-term development rate of 10.4ha from 2006 to 2020.

This position is tempered by the lower level of development in the preceding year 2018-19. This saw a much lower 6.8ha which is 3.6ha below the longer-term rate of 10.4ha/year. The two levels of development from 2018 through to 2020 may be 'smoothed' by reducing completions in 2019-20 (at 17.4ha) to 13.8ha in order to raise the completions in 2018-19 (at 6.8ha) to the longer term rate of 10.4ha/year. The 'smoothed' level of completions for 2019-20 (at 13.8ha) still significantly exceeds the longer-term average of 10.4ha by 3.4ha. The 'smoothed' completions of 13.8ha for 2019-20 is still below the annual rate of 14.5ha/year in **Policy CS14: Managed Release of Employment Land**, but provides a significant baseline of development for the emerging Local Plan and was achieved in difficult economic circumstances.

The spatial distribution of the completed development maintains the north and central focus reflecting to a degree the presence of 4 out of the 6 Shropshire Market Towns located in this part of the County. This spatial geography provides a higher concentration of opportunity in the urban centres and on established urban and rural employment sites in the north of the County. Market Drayton experienced significant demand for Class B1c workshops driving an expansion of the Tern Valley Business Park, Phase 2 with further development expected on this site. Whitchurch experienced demand for a range of Class B floorspace in the town (on Waymills Industrial Estate) and on opportunity sites in the rural area around Prees including an inward investor delivering a Class B8 redevelopment.

Previously a relatively quiet location, Oswestry has seen further development (of 3.5ha) on the Maes y Clawdd Industrial Estate along with grant funded infrastructure works to service the land for the proposed Oswestry Innovation Park at Mile End. Shrewsbury experienced a relatively lower level of development (of 2.8ha) with the completion of the final plots on Battlefield Enterprise Park and with the delay in delivering employment land on the SUE South and West. The SUE South is largely under consent and the West is now partly under consent for employment uses at the A5 Churncote Roundabout. The south and east of the County experienced little development except in Bridgnorth where development occurred of a number of sites in and around the town at Bridgnorth Aluminium, Chartwell Industrial Estate and Stanmore Industrial Estate.

Table 23: Employment Completions in monitoring year 2019-20 by Location and Land Use (31st March 2020)

SHROPSHIRE	B1(a)	B1(b)	B1(c)	B2	B8	Non Class B Uses	Total
	HECTARES						
SHROPSHIRE	**3.6**	**0.0**	**3.9**	**2.6**	**4.7**	**2.6**	**17.4**
North West	**1.8**	**0.0**	**1.0**	**0.2**	**0.5**	**0.0**	**3**
Oswestry	1.8		1.0	0.2	0.5		3.5
Ellesmere							
North East	**1.1**	**0.0**	**1.5**	**0.4**	**3.2**	**2.2**	**8**
Market Drayton			1.5				1.5
Whitchurch	0.1			0.4	3.0	2.2	5.6
Wem	1.0				0.2		1.2
Central	**0.1**	**0.0**	**0.5**	**1.7**	**0.1**	**0.5**	**3**
Shrewsbury	0.06		0.5	1.7	0.06	0.5	2.8
Minsterley & Pontesbury							
South	**0.0**	**0.0**	**0.2**	**0.0**	**0.1**	**0.0**	**0.3**
Ludlow				0.03	0.07		0.1
Bishops Castle							
Craven Arms			0.07				0.1
Church Stretton							
Cleobury Mortimer			0.2				0.2
East	**0.6**	**0.0**	**0.6**	**0.4**	**0.9**	**0.0**	**2**
Bridgnorth	0.6		0.6	0.4	0.7		2.3
Shifnal							
Much Wenlock					0.2		0.2
Broseley							
Highley							
Albrighton							

Completion Trends 2006 – 2020: Floorspace

The floorspace implications of this pattern of development from 2006 to 2016 is presented in Table 24.

Table 24: Employment Completions 2006 to 2020 - Net Floorspace by Land Use and Year of Completion (31st March 2020)

USE TYPE	2007	2008	2009	2010	2011	2012	2013	2014 - 2016*	2017	2018	2019	2020	Total
	NET FLOORSPACE												
SHROPSHIRE	**53,654**	**32,467**	**41,500**	**27,495**	**19,300**	**35,163**	**15,404**	**57,608**	**16,610**	**22,329**	**15,057**	**27,852**	**364,439**
B1a	10,028	10,308	11,601	3,481	1,955	3,280	185	6,201	3,762	2,992	1,346	5,346	**60,485**
B1b	0	0	0	0	0	0	0	257	425	0	449	0	**1,131**
B1c	5,529	2,458	2,852	1,549	2,354	3,453	2,784	12,710	4,424	1,602	4,232	9,986	**53,933**
B2	23,848	7,156	8,985	8,827	6,826	15,759	4,683	16,846	4,453	16,994	4,525	4,227	**123,129**
B8	14,249	12,545	18,062	13,638	8,165	12,671	7,752	21,594	3,546	741	4,504	8,293	**125,760**

**** Monitoring of employment completions at March 2016 captured development between 2014 - 2016***

The floorspace out turn from development completed under adopted Local Plan policy indicates the scale and type of development delivered in the County. A number of important indicators about the local economy may be drawn from this information:

- The primary demands in the County are for Class B2 general industrial floorspace and Class B8 storage and distribution but these uses are now balanced by the combined delivery of the former Class B1 uses (now Class E(g));
- Comparing the areas of land being developed and the floorspace out-turn, suggests that Shropshire falls below the national average out-turn of 40% net floorspace from the gross area of land developed. Overall, the out turn of 364,439 square metres(sq.m) of floorspace from the 146ha of developed land would achieve a net out turn of 25% from 2006 to 2020;
- Comparing the completed land areas in Table 22 for Class B uses only with the floorspace delivered in Table 24, these more specific out turns indicate: Class B1a achieves 21%; Class B1b achieves 9%; Class B1c achieves 22%; Class B2 achieves 27% and Class B8 achieves 32%. This more accurate assessment compares the floorspace with the 139ha of Class B development, giving a total out turn for the County of 26%. All these out turns fall significantly below the national average of 40% for the conversion of land into productive floorspace.

Comparing the floorspace out turns with the average workspace areas identified in the Shropshire Economic Development Needs Assessment for the draft Shropshire Local Plan indicates the following employment (jobs) out-turn by Use Class:

- Class B1a floorspace of 60,485sq.m (at 12.5sq.m/job) would equate to 4,838 jobs;
- Class B1b floorspace of 1,131sq.m (at 50sq.m/job) would equate to 22 jobs;
- Class B1c floorspace of 53,933sq.m (at 53.5q.m/job would equate to 1,008 jobs;
- Class B2 floorspace of 123,129sq.m (at 36sq.m/job) would equate to 3,420 jobs; and
- Class B8 floorspace of 125,760sq.m (at 65sq.m/job) would equate to 1,934 jobs.

This equates to a total employment provision of 11,222 jobs. If Shropshire had out-turned net floorspace at 40% of the gross area of land developed, this would have delivered higher levels of employment (jobs) totalling 18,507 jobs as follows:

- Class B1a floorspace of 113,600sq.m (at 12.5sq.m/job) would equate to 9,088 jobs;
- Class B1b floorspace of 4,800sq.m (at 50sq.m/job) would equate to 96 jobs;
- Class B1c floorspace of 97,600sq.m (at 53.5q.m/job would equate to 1,824 jobs;
- Class B2 floorspace of 181,600sq.m (at 36sq.m/job) would equate to 5,044 jobs; and
- Class B8 floorspace of 159,600sq.m (at 65sq.m/job) would equate to 2,455 jobs.

These are matters affecting the performance of the Shropshire economy that need to be addressed as the County moves forward to improve its economic growth and performance. These matters are identified in the vision, objectives, and actions of the Shropshire Economic Growth Strategy 2017 – 2021 and are proposed to be addressed in the draft Shropshire Local Plan (2020).

Non-Class B Completions

Core Strategy **Policies CS13: Economic Development, Enterprise and Employment** and **CS14: Managed Release of Employment Land** seek to deliver a flexible supply of employment land but this also leads to the development of non-Class B employment generating uses and other development that is important for other reasons including the provision of services or facilities on larger employment areas, physical or social infrastructure and the sustainability of communities.

The difficulties and resource implications of monitoring non-Class B employment development means the AMR does not consider this matter at present. The monitoring processes for the Local Plan review will consider monitoring non-Class B employment development to identify a proportionate and cost-effective process. Any new monitoring arrangements will also consider the implications of the 2020 amendments to the Use Classes Order 1987 including the introduction of new Class E in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Employment Commitments at 31st March 2020

Employment commitments at 31st March 2020 comprise over 229ha of land of which 102ha are committed with planning permission. This comprises permissions for just under 21ha on existing employment areas (see Table 25) and permissions for just under 81ha on new employment sites (see Table 26). To safeguard the future employment needs of the County, there are also 128ha of development land provided on the remaining, allocated employment sites in the 18 Place Plan areas in the adopted SAMDev Plan (2015). Those employment commitments considered to be readily available for development also form part of the ‘Reservoir’ of available land (see Table 27 and Appendix 3) as required by **Policy CS14: Managed Release of Employment Land**.

Existing Employment Areas

These sites are identified through Policy MD9 of the adopted Local Plan and are shown on the Policies Map. The distribution of this development across the County is influenced by the number and location of these protected employment sites, listed in Appendix 4. The total number of these sites includes two additional sites not shown on the Policies Maps but identified through the determination of planning applications by this Council or appeals by the Planning Inspectorate.

The supply of land with planning permission on these protected sites could provide just under 21ha of employment development across the County as shown in Table 25. This supply largely comprises Class B uses which provide 93% of this supply. There is a much lower proportion of Class B8 storage and distribution uses (at 0.7ha) uses than expected given previous levels of development in the County. The Class B8 supply is significantly lower than either the Class B1a office uses (at 5.0ha) or Class B2 industrial uses (at 10.9ha).

Table 25: Employment Commitments at 31st March 2020 - Existing Employment Areas

SHROPSHIRE	B1(a)	B1(b)	B1(c)	B2	B8	Non Class B Uses	Total
	HECTARES						
SHROPSHIRE	5.0	0.4	2.3	10.9	0.7	1.6	20.8
North West	0.3		1.2	0.5		0.1	2.0
Oswestry	0.3		1.2	0.5		0.1	2.0
Ellesmere							
North East	3.3			7.9		0.5	11.6
Market Drayton	3.0						3.0
Whitchurch				4.0		0.4	4.4
Wem	0.3			3.9		0.1	4.3
Central	0.02		0.5	0.5	0.5	1.0	2.5
Shrewsbury	0.0		0.5	0.5	0.5	1.0	2.5
Minsterley & Pontesbury							
South	0.5	0.4	0.4				1.3
Ludlow	0.4	0.4	0.4				1.2
Bishops Castle							
Craven Arms							
Church Stretton	0.1						0.1
Cleobury Mortimer							
East	0.8		0.3	2.1	0.2		3.4
Bridgnorth	0.5		0.3	1.0			1.8
Shifnal							
Much Wenlock							
Broseley	0.3			1.1	0.2		1.6
Highley							
Albrighton							

This supply of land is located principally in the centre and north-east of the County focused in and around the settlements of Shrewsbury (with 2.5 ha), Oswestry (with 2.0 ha), Market Drayton (with 3.0 ha), Whitchurch (with 4.4 ha) and Wem (with 4.3 ha). There is a much lower provision around the Market Towns of Ludlow (with 1.2 ha), Bridgnorth (with 1.8 ha) and Broseley (with 1.6 ha) to the south and east. Non-Class B uses comprise a significantly higher proportion of development than indicated by past rates of development which reflects the flexibility in **Policy CS14: Managed Release of Employment Land** and the maturing of some larger employment areas through the provision of service uses to meet the needs of businesses and their employees.

The locations and types of uses that currently have permission are expected to continue to drive the development trends identified in the completions over the period 2006 to 2020. These trends comprise a central and northern spatial focus and an increasing proportion of Class B1a office (Class B1a) and light industrial (Class B1c) uses to balance the previous development trends (2006 to 2013) towards principally Class B2 general industry uses and Class B8 storage and distribution uses.

New Employment Sites

The supply of land on new employment sites with planning permission could provide just under 81ha of development across the County as shown in Table 26. Class B uses contribute 88% of this supply which is more evenly distributed across the County than for the existing employment areas. There are three significant foci in the centre and north-east of the County around the settlements of Shrewsbury (36ha), Market Drayton (nearly 17ha) and Oswestry (nearly 8ha).

The configuration of uses on these new sites reveals the trends noted in this section. Class B2 and Class B8 uses are the two largest forms of development but they are being counterbalanced to some significant degree by Class B1a and B1c uses for which the quantum of development is beginning to approach similar capacities.

There is a significant increase in the capacity of non-Class B uses offering other employment generating uses, services within employment locations, and other uses important for local communities, all of which require affordable land for development. A particular type of development driving this trend is the demand for office floorspace which can serve more than one market in Shrewsbury and the Market Towns. Office floorspace attracts former Class B1a uses (now E(g)) and other service industries within the former Class A2 financial and professional services (now E(c) uses) and other types of uses. It is expected the changes to the Use Classes Order 1987 including the new Class E with its extensive rights to change between uses will drive these demands in the future.

Table 26: Employment Commitments with Permission at 31st March 2020 - New Employment Sites

SHROPSHIRE	B1(a)	B1(b)	B1(c)	B2	B8	Non Class B Uses	Total
	HECTARES						
SHROPSHIRE	15.6	0.4	14.7	19.5	20.7	10.0	80.8
North West	**0.9**		**1.4**	**1.8**	**1.0**	**3.0**	**8.1**
Oswestry	0.9		1.1	1.8	1.0	3.0	7.8
Ellesmere			0.3				0.3
North East	**1.2**		**5.3**	**9.4**	**7.4**	**2.4**	**25.7**
Market Drayton	0.2		3.1	6.1	5.4	2.0	16.8
Whitchurch	0.3		2.0	1.4	1.0		4.6
Wem	0.7		0.2	2.0	1.0	0.4	4.3
Central	**12.6**	**0.2**	**5.0**	**7.4**	**7.4**	**4.4**	**36.8**
Shrewsbury	12.1	0.2	5.0	7.4	7.4	4.4	36.3
Minsterley & Pontesbury	0.5						0.5
South	**0.4**	**0.2**	**1.3**	**0.9**	**3.7**	**0.3**	**6.7**
Ludlow	0.1		0.6		2.4	0.03	3.1
Bishops Castle	0.3	0.2	0.5	0.6	0.3		2.0
Craven Arms	0.0		0.1	0.3	1.0		1.4
Church Stretton						0.2	0.2
Cleobury Mortimer						0.06	0.1
East	**0.4**		**1.8**	**0.0**	**1.3**	**0.01**	**3.5**
Bridgnorth	0.3		0.3	0.0	1.3		1.9
Shifnal			0.6				0.6
Much Wenlock							
Broseley							
Highley	0.1		0.9				1.0
Albrighton	0.01					0.01	0.02

The availability of land with permission in the south and east is consistent with the development trends in the County, with capacity still being evident but with a lower level of provision. This reflects the need to overcome barriers to investment in many Market Town and Key Centres in the south and east of the County. This will enable the significant capacity of allocated employment sites to come forward to meet the demands from existing businesses wishing to expand their operations in these Place Plan areas.

Reservoir of Readily Available Employment Land

Policy CS14: Managed Release of Employment Land requires the '5 Year Reservoir' to maintain a supply of readily available employment commitments and allocations which should exceed a minimum supply of 72 hectares in any five-year period.

Land in the 'Reservoir' of readily available employment land comprises 168ha, shown in Appendix 3. All this land has existing access and the necessary services for development to commence; or has planning permission; or is expected to be readily available for development during the five years from 2020-2025. The 'Reservoir' of available land is also supported by the residual 'pipeline' supply of sites of 61ha shown in Table 25.

The highest levels of 'Reservoir' land are located in the north-east principally around Market Drayton (with 28ha or 17%) and Whitchurch (with 18ha or 10%), the centre around Shrewsbury (with 48ha or 29%) and the north-west around Oswestry (with 35ha or 21%) also with the significant allocation at Oswestry Innovation Park (23ha) being prepared for the market. These locations together contribute 128ha (76%) of the total 'Reservoir' of 168 hectares from 2020 to 2025 with the Oswestry provision expected to increase to over 30% with the release of the Oswestry Innovation Park.

Shropshire Council will, as part of the AMR process, regularly review the existing portfolio of employment land to ensure the sites in the Reservoir are readily available and deliverable. The authority will use Policy MD4 to ensure landowners provide sufficient interventions (including marketing and infrastructure improvements) to ensure their sites can be brought to the market within the plan period or to explore whether such interventions may reasonably be undertaken.

The 'Reservoir' would change on the adoption of the draft Shropshire Local Plan with the release of significant new employment allocations particularly in Shrewsbury, Ludlow, Bridgnorth and Shifnal. This would further strengthen the strategic role of the County town and boost the supply in the south and east of the County where there is a broad distribution of opportunities across the different Place Plan areas. The changes to the 'Reservoir' would particularly affect the M54 and A458 strategic corridors, close to the urban markets of the conurbation and the national motorway network at the M6, with access to the M5 and M42.

Table 27: Employment Land Portfolio 2017 - 2026 - Reservoir and Pipeline Supply

LOCATION	Reservoir Supply 2019 - 2024	RESERVOIR SITES 2017 - 2022			Pipeline Supply 2024 - 2026	LAND & PREMISES PORTFOLIO 2019 - 2026
		Existing Employment Areas	Committed Sites	Allocated Sites		
	HECTARES					
SHROPSHIRE	**168**	**21**	**80**	**68**	**61**	**229**
North West	**41.3**	**2.0**	**8.1**	**31.2**	**17.0**	**58**
Oswestry	34.8	2.0	7.8	25.0	14.0	48.8
Ellesmere (W)	6.5		0.3	6.2	3.0	9.5
North East	**53.8**	**11.7**	**25.7**	**16.5**	**21.0**	**75**
Market Drayton (W) (D)	27.8	3.0	16.8	8.0	6.0	33.8
Whitchurch (W)	17.5	4.4	4.6	8.5	11.0	28.5
Wem (W)	8.6	4.3	4.3		4.0	12.6
Central	**48.3**	**2.5**	**36.9**	**9.0**	**0.0**	**48**
Shrewsbury (W)	47.8	2.5	36.4	9.0	0.0	47.8
Minsterley & Pontesbury	0.5		0.5		0.0	0.5
South	**12.0**	**1.2**	**6.6**	**4.2**	**17.0**	**29**
Ludlow (D)	7.8	1.2	3.1	3.5	0.0	7.8
Bishops Castle	1.8		1.8		1.6	3.4
Craven Arms (W) (D)	1.4		1.4		14.0	15.4
Church Stretton	0.2		0.2		1.4	1.6
Cleobury Mortimer	0.8		0.1	0.7	0.0	0.8
East	**13.1**	**3.4**	**3.0**	**6.7**	**5.9**	**19**
Bridgnorth (W) (D)	10.4	1.8	1.9	6.7	1.5	11.9
Shifnal (W)					2.6	2.6
Much Wenlock (D)					0.6	0.6
Broseley	1.6	1.6			1.3	2.9
Highley	1.0		1.0			1.0
Albrighton	0.02		0.02			0.02

(W) - Indicates sites preferred for Recycling and Environmental Industries *(D) - Indicates sites dedicated to single occupier*

Protected Employment Sites

The protection of existing employment areas is promoted by **Policy CS14: Managed Release of Employment Land** and implemented through Policy MD9. The protection afforded to existing employment areas is proportionate to the significance of the site in accordance with guidance in Policy MD9. The existing employment areas currently protected by these policies are shown in Appendix 4 to this AMR.

The protection of existing employment areas supports the promotion of the portfolio of land and premises in **Policy CS14: Managed Release of Employment Land** and in MD4. This seeks to deliver a sustainable pattern of employment development across the County and helps to balance the delivery of new housing. The protection of existing employment areas increases the capacity of the local economy to accommodate investment by protecting opportunities to redevelop existing serviced employment land. This protection primarily assists strategic and local employers to secure their operational base and meet their business development needs for growth and expansion.

Future monitoring of Employment Land in Shropshire

In future, the authority is looking at ways of further enhancing the employment land monitoring so that it records both the supply and change of use of premises and the delivery of the strategic employment land supply on allocated and windfall sites.

This approach also reflects the policy position in the draft Shropshire Local Plan that will release new allocated sites and respond to the 2020 changes to the Use Classes Order 1987. This will require changes to the monitoring approach in future AMR documents. Some key purposes will be to provide information to more actively manage the strategic supply of new employment land, promote the delivery of individual sites and to more effectively record the provision of net floorspace from the development of land and also to quantify the employment (number of jobs) delivered from the net floorspace in the completed development.

Town and Rural Centres

Policies CS15: Town and Rural Centres of the Core Strategy and **MD10a: Managing Town Centre Development, MD10b: Impact Assessments for Town and Rural Centres and the Settlement Policies (S1-S18)** of the SAMDev Plan, alongside other relevant Policies address our towns and rural centres, including retail provision within them.

As a result of a number factors, such as recent extensions to permitted development rights for changes of use from office to residential and the increased penetration of on-line shopping (exacerbated by the Covid-19 pandemic), the role of centres is changing and will continue to change over the coming years. Available information captures some of this change across Shropshire's main towns.

There was one significant approval for retail and office development in 2016/17. This was the application for a new convenience retail development at Rocks Green on the outskirts of Ludlow (application 14/05573/OUT). This proposal is now being built out. Since 2016/17 there have been further out-of-centre retail convenience approvals in Shrewsbury at Oteley Road - Lidl (16/00181/FUL) and Aldi (18/04194), the latter connected to the development of the local centre for the Shrewsbury South SUE; Whitchurch at Wrexham Road – Aldi (17/01152/FUL - granted on appeal); Market Drayton off Bert Smith Way – Aldi (19/01639); and in Oswestry at the former Smithfield Cattle Market – Morrisons (19/05325/OUT). There has also been a significant comparison retail approval in Bridgnorth, on the edge of centre on land adjacent to the Old Smithfield comprising 5 new retail units (16/02739/FUL) although this development has yet to commence. Each of these proposals was accompanied by a Retail Impact Assessment demonstrating that there would not be any significant adverse impact on the town centre. Therefore, it is not considered these edge and out of centre proposals reflect a lack of health in the strategic and principal centres in Shropshire.

Town centre audits were undertaken in Shropshire's key market towns and settlements in 2019 and 2020 to assess the number and type of businesses trading as well as monitoring the number and location of vacant premises. The table below summarises the composition of the town centre offer for Shrewsbury, Oswestry, Market Drayton, Bridgnorth and Ludlow.

Table 28: Comparison of diversity of uses of Shropshire principal centres (see notes below)

	Make-up of town centre units by function (Percent, %)					
Retail Sector	**Shrewsbury**	**Ludlow**	**Whitchurch**	**Oswestry**	**Bridgnorth**	**Market Drayton**
Convenience	4	11	4	7	6	7
Comparison	31	40	31	27	31	22
Services	23	25	31	28	26	38
Food, Beverage & Leisure	20	18	18	18	22	18
Vacant	17	7	12	11	10	10
Miscellaneous	5	0	4	9	5	5

(Notes: Derived from the most recent town centre audit undertaken by Shropshire Council in September 2020 Data rounded from original studies. Totals may not therefore add up to 100%.)

The surveys provide a snapshot of the vitality of Shropshire's market towns and service centres and allow each town to be benchmarked against other similar sized settlements. Across all main towns in the County, a notable upturn in the number of vacant premises was noted in 2020 compared with 2019, reflecting the challenges posed by Coronavirus on the High Street.

The key points for each of the consultants' studies in respect of these six principal centres are summarised below:

Ludlow has:

- A strong representation of convenience and comparison outlets;
- In-centre, edge-of-centre and out of centre convenience provision – more convenience outlets in town centre locations than any other main town in the County;
- A strong independent representation. Its lack of large chains is not therefore viewed as a weakness;

- Many small mid and up-market boutiques;
- A very low vacancy rate indicating a high level of demand;
- A busy centre with good accessibility to parking and public transport and a good flow of pedestrians; and
- A high quality environment.

https://www.shropshire.gov.uk/media/18838/ludlow-town-centre-audit-2020.pdf

Whitchurch has:

- Limited representation of convenience outlets (national stores primarily located outside the main shopping streets);
- A good range of comparison outlets whose representation is dominated by independent operators;
- A strong range of services including national banks and independent operators including solicitors, insurance brokers, hair salons, vets and others;
- A low proportion of units occupied by charity shops but a number of discount operators;
- A pleasant environment; and
- Is reasonably accessible with good parking and access to public transport.

https://www.shropshire.gov.uk/media/18845/whitchurch-town-centre-audit-2020.pdf

Oswestry has:

- A good mix of in-centre and edge of centre convenience shopping with a strong independent representation;
- Good comparison and service offers with a mix of national and independent brands;
- A vacancy rate that is in line with the national and county average although there are some large long-standing empty premises;
- The built environment is pleasant arising from the mix of architecture and styles within the town; and
- Accessibility is good.

https://www.shropshire.gov.uk/media/18841/oswestry-town-centre-audit-2020.pdf

Bridgnorth has:

- A good mix of nationals and independent convenience retailers in High Town supplemented by the presence of two major food retailers in Low Town;
- A high proportion of comparison goods retailers which has a representation of the major national chains as well as a wide range of independents;
- The proportion of service units is on the low side and again has a mix of national and independent traders;
- The number of vacancies has increased since 2019, and there are now clusters of vacancies emerging in Whitburn Street and High Street;
- The opportunities for national retailers is constrained by the limited number of medium/large units;
- Accessibility of High Town is good. There is however something of a separation for pedestrians between High and Low Towns with the Cliff Railway providing the most direct link; and
- A pleasant environment attracting visitors as well as local residents.

https://www.shropshire.gov.uk/media/18831/bridgnorth-town-centre-audit-2020.pdf

Shrewsbury has:

- More than twice as many business premises as the second largest centre (Oswestry);
- A bias towards comparison retail, with comparatively few convenience outlets;
- A good mix of national chains and independents;
- A strong offer in restaurants and hospitality;
- A slight under-representation in retail services;
- A higher vacancy rate than the national average and above average for the County; and
- The centre has suffered from the failure of a number of national chains who until recently had a presence in Shrewsbury.

https://www.shropshire.gov.uk/media/18843/shrewsbury-town-centre-audit-2020.pdf

Market Drayton has:

- A range of convenience stores, albeit with the main supermarkets located outside the main shopping area;
- Limited choice in comparison retail;
- Strong representation in the services sector;
- Predominantly independent, but with a few major chains;
- A higher level of business churn than any other main town between 2019 and 2020; and
- A vacancy rate that was not significantly higher in 2020 than it was in 2019.

https://www.shropshire.gov.uk/media/18839/market-drayton-town-centre-audit-2020.pdf

Tourism, Culture and Leisure

Policy CS16: Tourism, Culture and Leisure of the Core Strategy and **Policies MD11: Tourism Facilities and Visitor Accommodation and Settlement Policies (S1-S18)** seek to support sustainable growth in tourism, leisure and recreation recognising the positive economic and social benefits that these sectors can bring to communities.

Tourism is an important part of the local economy. Shropshire’s tourism sector attracted around 13 million people in 2019, generating £470m in visitor spend and supporting around 15,000 jobs. However, perhaps unsurprisingly, these performance levels were severely damaged in 2020 by the Covid-19 pandemic. As such, Shropshire Council and Visit Shropshire have recently announced that they will be working together on a national marketing campaign to promote the county as a first class tourist destination, attracting visitors from far and wide as the county emerges from the coronavirus pandemic.

D) Environment

This section of the AMR covers:

- The environmental element of the **'Creating Sustainable Places'** section of the Core Strategy and associated sections of the SAMDev Plan which set out the overall approach to delivering socially inclusive, economically vibrant and environmentally friendly places; and
- The **'Environment'** chapter of the Core Strategy and associated sections of the SAMDev Plan, which sets the approach to ensure development protects and enhances Shropshire's natural, built, and historic environment. The policies in this chapter of the Core Strategy focus on Shropshire's environmental assets, minerals and waste development and ensuring sustainable approach to water management.

The Natural Environment

Policy CS17: Environmental Networks of the Core Strategy and **Policy MD12: Natural Environment** of the SAMDev Plan, alongside other relevant policies, set out the approach to protect, restore, enhance, and conserve the natural environment.

Table 29 identifies the number and hectarage (ha) of designated natural environment assets in Shropshire alone.

The number of LWS changes yearly when reviewed by a steering group. Sites are removed due to destruction/deterioration and new ones discovered and added. The forthcoming national policy on Local Nature Recovery Strategies (LNRS) will make it a statutory duty for Shropshire Council to produce a map of priority areas for restoration and creation of habitat, and this will build on the work done under the existing Environmental Networks policy. (Source: Natural Environment Team).

Table 29: Areas designated for their intrinsic environmental value including sites of international, national, regional, and sub-regional significance

	2015-2016		2016-2017		2017-2018	
	No	HA	No	HA	No	HA
Local Nature Reserves (LNR)	8	125.11	9	179.26	9	179.26
National Nature Reserves (NNR)	4	798.44	4	798.44	4	798.44
Ramsar Sites	14	564.46	14	564.46	14	564.46
Special Areas of Conservation (SAC)	7	932.45	7	932.45	7	932.45
Special Protection Areas (SPA)	0	0	0	0	0	0
Sites of Special Scientific Interest (SSSI)	108	7071.58	108	7071.58	108	7071.58
Local Wildlife Sites (LWS)	602	11197.32	642	11516.75	691	12843.22
Regionally Important Geological and Geomorphological Sites (RIG)	304	473.06	304	473.06	304	473.06

Habitat data

The baseline habitat dataset available that covers the whole of Shropshire is taken from the Priority Habitat inventories provided by Natural England. As a nationwide dataset this has limitations in terms of resolution and accuracy.

Shropshire Council has led on projects to improve habitat inventories in Shropshire. To date (08/11/2016) 156099.55 hectares of the county have been digitised using the Integrated Habitat System (IHS), which allows incorporation of many different habitat classification methods in one system. This is then used to influence habitat management plans, focus species survey work, and aid in the planning system. 583.79ha of Priority Habitat has so far been digitalised (approx. 5% of County). This is subject to constant revision as new data comes in. This approach has provided very detailed habitat mapping but requires a significant investment of staff and volunteer time which it is not possible to prioritise or sustain within current resourcing and workload levels.

The need to develop a priority map for LRNS adds a new requirement for county-wide habitat data. Shropshire Council's Ecology team are actively working with the Planning Advisory Service as a stakeholder partner to help to shape the LNRS methodology and develop appropriate habitat data resources for this work, highlighting connectivity and opportunity areas for habitat creation and prioritising functionality and consistency over the high-resolution detail that was attempted in previous project work.

Local Sites

Local sites are identified and agreed by the Local Sites Partnership. The provision of up-to-date Local Wildlife Site data has been affected by staffing changes at Shropshire Wildlife Trust and updated data was last provided in 2017. At that point Shropshire had 691 confirmed Local Wildlife Sites (with 122 more Candidate sites to be assessed and determined), and 304 Regionally Important Geological and Geomorphological Sites (RIGS) making a total of 995 Local Sites.

Data Gathering

Species recording is carried out comprehensively for many species groups and data of increasing quality is available for these groups from the Shropshire Ecological Data Network (SEDN), Shropshire's virtual local biological records centre. The project is managed by a steering group including representation from Shropshire Council, Telford & Wrekin Council, Natural England, Environment Agency, FSC Biodiversity Training Project, and several county species recorders. The data originates from individual species recording societies and is verified by county experts before being added to the SEDN dataset.

As well as making species data available to Local Authorities and consultant ecologists, SEDN also makes large amounts of species data available to the public. SEDN currently holds over 701,889 species records, it also holds information on habitats and designated sites. For further information, please visit the SEDN website at: https://sites.google.com/view/sedn/home

If you are interested in biological recording in Shropshire, a great place to start would be to get in contact with the species recording groups county experts. It's important for SEDN that records are validated by local species experts. The high quality data is then available for a variety of uses. For example, the data can feed into species atlases, influence habitat management plans, and aid in planning decisions.

We'd always encourage you to send your records directly to the local species recording group or county expert (details available at: https://shropshire.gov.uk/natural-shropshire/ecological-data-network-sedn/wildlife-and-species-recording-groups/). However, if you are not a regular species recorder it's often easier for you to submit your record online. There are various websites for online recording. iRecord (https://www.brc.ac.uk/irecord/) and BirdTrack (https://app.bto.org/birdtrack/login/login.jsp?s=1&gtl=main%2Fdata-home.jsp) are both national schemes which collate data and feed it back to local record centres, national recording schemes and county recorders.

Online recording is particularly useful if you find yourself outside of Shropshire and you're unsure where you should send your record. If you require help/training with online recording please contact the Natural Environment Team at natural.environment@shropshire.gov.uk

Flooding

Policy CS18: Sustainable Water Management of the Core Strategy and other relevant Policies address flooding and ensures developments integrate measures for sustainable water management.

During 2019-2020, the Environment Agency (EA) raised an objection to one planning applications on the grounds of flood risk. This Planning Application was subsequently withdrawn and the EA objection may have played a part in this. There is one application pending consideration which has conditions suggested by EA due to flood risk. It is encouraging that, the number of Planning Applications with initial objections from the EA remains low. It is considered that the use of advice and mitigation of the potential impact of development on flood risk has improved in general.

Table 30: Planning applications with Environment Agency objections 2017/18 - 2019/20

	2017-2018	2018-2019	2019-20
No. of applications with EA objections on flooding issues	5	1	1
Planning application refused considering EA response	0	1	0
Planning application withdrawn	2	1	1
Permitted with condition(s) to reduce risk *	7	2	0
Pending Consideration on flood risk with objections, comments, or conditions from EA	0	1	1

Please Note: Some conditions were included as comments not objections
(Source: Shropshire Council)

Waste Planning

Policy CS19: Waste Management Infrastructure of the Core Strategy and **Policies MD14: Waste Management Facilities and MD15: Landfill and Land Raising Sites** of the SAMDev Plan, alongside other relevant policies, address waste planning in Shropshire.

Table 31 provides a summary of headline monitoring indicators for waste planning:

Table 31: Headline Monitoring Indicators 2017-18

Indicators	2018 Target	2017-18 Performance
Additional capacity at municipal / commercial & industrial waste management facilities	Positive contribution to demonstrating 'Equivalent Self-Sufficiency' (see below)	Additional 50,000 tonnes capacity at commercial & industrial waste management facilities added during 2017-18
Available capacity at municipal / commercial & industrial waste management facilities sufficient to manage an equivalent quantity of waste to generated in Shropshire (equivalent self-sufficiency)	100%	Municipal: 125% Commercial, Industrial and Construction wastes: 230%
Municipal waste management performance	Contribution to national targets, but no local targets	

Waste Generation

Just under 1 million tonnes of waste was generated in Shropshire in 2018. Approximately 46% is generated by commercial and industrial businesses, a further 2% is classed as hazardous and a further 35% is from construction and demolition activity. Municipal waste which is collected by Shropshire Council amounts to only about 16%. Most of Shropshire's waste is managed locally. Of the waste generated in Shropshire, 47% is managed in the county and a further 39% is managed in neighbouring areas. Only 14% is managed in other parts of England and Wales. A summary of how Shropshire's waste is generated and managed is shown in Table 32 below:

Table 32: Waste Generation and Management

Waste Type	Waste generated in Shropshire	Generated and Managed in Shropshire	Exported	Imported	Managed in Shropshire
Municipal	166,000	120,000	46,000	28,000	148,000
Commercial & Industrial	442,000	168,000	275,000	16,000	184,000
Construction & Demolition	346,000	177,000	169,000	89,000	266,000
Hazardous	24,000	4,000	21,000	3,000	7,000
TOTAL	**978,000**	**469,000**	**511,000**	**136,000**	**605,000**

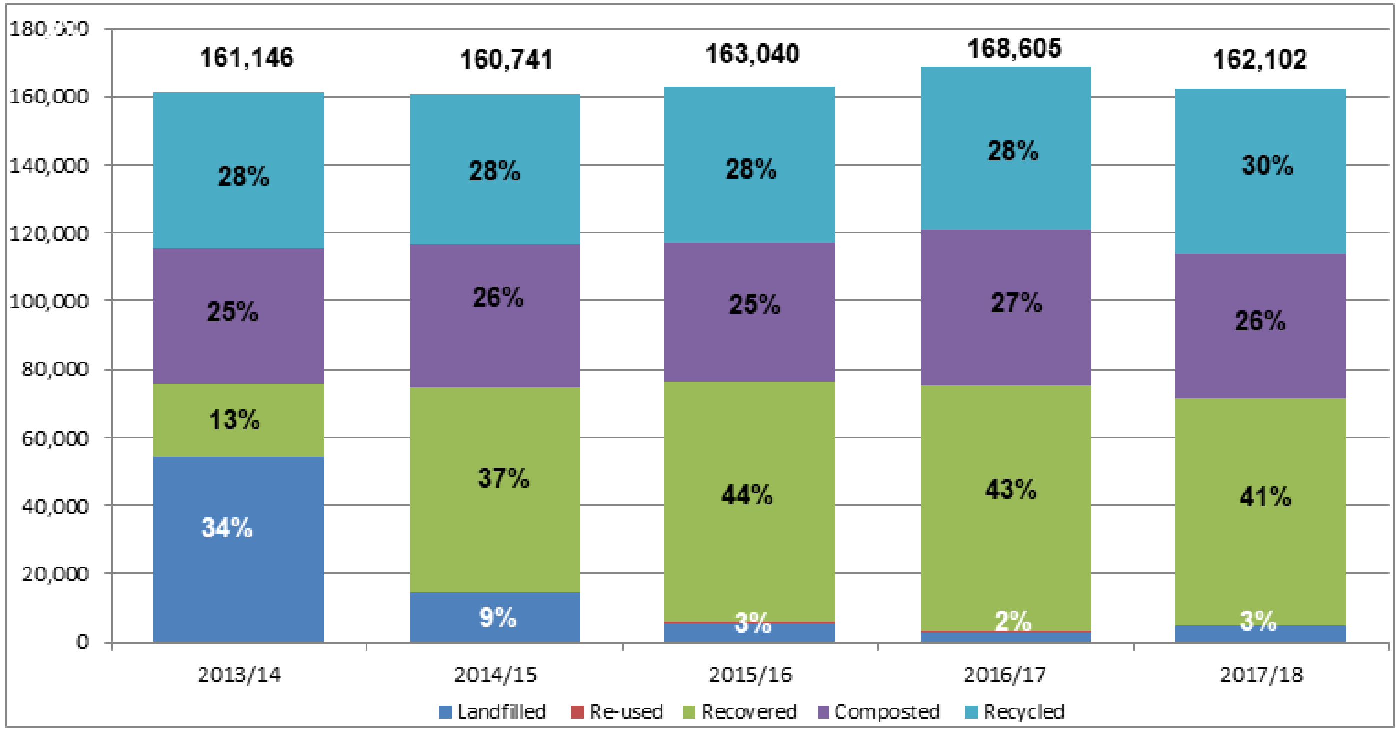
Waste Management in Shropshire

Of the waste generated in Shropshire, about 86% is recycled or has value recovered from it and only about 14% is sent for disposal. However, 2.5% of the waste is delivered to transfer stations and its eventual fate is unknown. Of the waste handled at waste management facilities in Shropshire, 74% is recycled or has value recovered from it, often at composting and biological treatment facilities. The remaining waste is managed at transfer stations and its eventual fate is therefore unknown.

Municipal and Household Waste

Shropshire produced about 166,000 tonnes of municipal waste in 2018. The overall quantity of municipal waste generated in Shropshire decreased by about 4% between 2017 and 2018. The five year trend shows that the quantity of municipal waste has remained largely static. Shropshire continues to perform well against national municipal waste recycling and composting and landfill diversion targets. Approximately 57% of municipal waste was recycled and composted in 2018 and the level of energy recovery has been broadly maintained at 41%, with a consequent significant reduction in landfill from 34% in 2013 to only 2% in 2018. Of the municipal waste produced in Shropshire, about 120,000 tonnes or 72% was managed in Shropshire and 32,000 tonnes or 19% was sent for recycling or recovery in other parts of the West Midlands. The remaining 14,000 tonnes or 9% was material which was recycled in other areas of England.

Figure 7: Municipal waste management performance 2013/14 - 2017/18



Commercial and Industrial Waste

Estimates of commercial and industrial waste arising are notoriously inaccurate at the level of an individual county and detailed recent information about the quantity of waste is limited to the Environment Agency interrogator data from 2018. This suggests that approximately 442,000 tonnes of commercial and industrial waste derived from Shropshire was managed at licensed waste management facilities in 2018. Of this material, around 95% was diverted away from landfill by recycling or recovery processes and around 1% was landfilled. The remaining 4% of commercial and industrial waste was handled at transfer sites, and its ultimate fate is unknown. Of the quantity of commercial and industrial waste produced in Shropshire in 2018, about 38% was managed in Shropshire, 41% was managed in areas neighbouring Shropshire and the remaining 21% was managed in other parts of the UK.

Construction and Demolition Waste

Estimates of the amount of construction and demolition waste produced in Shropshire vary. Most surveys are only statistically accurate at a regional or national level. The best available waste arising data derives from a regional model which breaks down 2010 national data using shares of development suggests that approximately 497,000 tonnes of construction and demolition waste was produced in Shropshire in 2010. The fate of this material is not recorded, but Environment Agency data suggests that about 346,000 tonnes of construction and demolition waste derived from Shropshire was managed at licensed facilities in 2018. However, this does not include material which is managed at facilities which are exempt from licensing. The EU Waste Framework Directive establishes a target of 70% diversion away from landfill by 2020, the Dti Sustainable Construction Review (October 2006) established an objective of zero inert waste to landfill by 2020 and the BIS Strategy for Sustainable Construction (June 2008) established a target of a 50% reduction of construction, demolition and excavation waste to landfill compared to 2008. Of the inert material from Shropshire recorded as being managed at licensed facilities in 2018, 51% was managed in Shropshire and a further 46% in neighbouring areas. The remaining 3% was managed in other parts of England. Of the material managed at licensed facilities, 55% was recycled or recovered, 1% was handled at transfer sites, but its ultimate fate is unknown, and the remaining 44% was deposited at landfill sites, although some of this material may have been used for cover and engineering purposes.

Hazardous Waste

Shropshire produced about 24,000 tonnes of hazardous waste in 2018, most of which was exported for treatment and disposal. Of the hazardous waste generated in Shropshire, about 94% was managed in parts of the West Midlands and other areas of England outside Shropshire and neighbouring areas. About 97% of hazardous waste was recovered or treated and the remainder was disposed of at incineration or landfill facilities.

Cross Boundary Movements of Waste

The settlement pattern and distribution of business waste producers in Shropshire means that the county lacks the necessary economies of scale to support more specialised waste management processes. Natural geology and water resources also 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 commercial waste management services delivered from facilities in neighbouring local authority areas, particularly Telford & Wrekin. However, whilst Shropshire remains a net exporter of waste, around 163,000 tonnes of waste was imported to Shropshire for management in 2018. Of this material, 57% was from neighbouring areas, principally Wales, 19% was from other areas of the West Midlands and the remaining 24% was from other areas of the UK. Of the waste imported to Shropshire, 97% was recycled or recovered and the remaining 3% was either landfilled or handled at transfer facilities for onward disposal. About 31% of the material imported was for composting or biological treatment and this reflects the fact that substantial additional capacity, particularly for biological treatment facilities has come on-stream in Shropshire in recent years.

Shropshire's waste planning strategy actively supports the development of new waste recycling and recovery facilities as a means of stimulating enterprise and to support a transition to a low carbon economy and reduce local business waste management costs. The combined capacity of existing permitted sites (see below) and the presumption supporting new sites for recycling and environmental industries (Policy MD4) exceeds that which is required to manage a quantity of waste equivalent to that generated in Shropshire. This approach effectively counterbalances net waste exports and helps to support appropriate 'cross boundary' waste flows:

Existing Waste Management Capacity and Facilities

In 2018, there were about 136 consented waste sites in Shropshire. Of these sites, about 70% are classed as operational. In theory, these sites provide almost 1 million tonnes of capacity, although they only handled approximately 600,000 tonnes of locally generated waste and imported materials in 2018. The new facilities which have been permitted during 2017-18 will deliver 50,000 tonnes of additional annual waste management capacity for commercial waste recycling and recovery (see Table 34). Increases in energy costs and changes in international trade policy may be responsible for the continued increase in applications for new commercial waste management capacity, particularly farm-based anaerobic digesters and this will help local businesses to mitigate their energy costs and secure improved resource efficiency. The wider trend is that, during the period 2013-2018, applications for new waste management facilities, once operational, will deliver about 5,000 tonnes of additional municipal waste management capacity and 310,000 tonnes of additional business waste management capacity. The available capacity to treat both municipal and business wastes significantly exceed the level required to demonstrate 'equivalent self-sufficiency.

Future Waste Management Capacity Requirements

The national Resources and waste strategy supports reinforces the need to avoid waste and to recover resources as part of our 'natural capital'. Shropshire's Climate Change and Economic Growth strategies support 'clean growth' and development which assists the transition to a low carbon economy.

In addition to existing permitted capacity, a number of additional sites are identified in the Local Plan (Schedule A6) as suitable for general industrial or business use, including waste management operations, recycling, and environmental industries. These sites are in accessible locations close to the main urban areas.

The capacity of existing consented waste management facilities, together with those employment sites identified as suitable for recycling and environmental industries provide sufficient throughput capacity to allow Shropshire to continue to manage an equivalent annual amount of waste to that which is forecast during the Plan period to 2038. The type of existing facilities predominantly supports the recycling and recovery of waste materials and energy and additional sites will support the development of facilities to recover the material resource and energy value from a greater proportion of waste in line with national and local policy objectives. Shropshire is likely to remain reliant on the export of some material for specialist processing and disposal but will continue to counterbalance this for imported wastes through the provision of recycling and recovery capacity, particularly for biodegradable wastes.

Table 33: Capacity of new waste management facilities by type 2017-18

Address	Description	Waste Type	Additional Capacity: (tonnes/yr)	Status
Oakland Farm Eggs Ltd, Storage Hangar, Wem Road, Shawbury, Shrewsbury, Shropshire, SY4 4RH	Construction of an Anaerobic digester facility	Commercial	50,000	Permitted

Table 34: Approval of additional waste management capacity 2017-18 (thousand tonnes)

Waste Stream	Existing Capacity[1] 2016-17	Additional Capacity Permitted 2017-18	Available Capacity 2018	Target 2018[4]	Equivalent Self-sufficiency %
	(i)	**(ii)**	**(i+ii)**		
Municipal Recycling & Recovery[2]	202	0	202	162	125
Commercial Recycling & Recovery[3]	998	50	1048	455	230

1. AMR 2018 (EA data on waste handled at licensed facilities in 2018)

2. Includes local estimate of available composting capacity

3. Includes construction, demolition and inert wastes

4. Equivalent to the quantity of these wastes generated in Shropshire during this period

Landfill Capacity

The availability of landfill void in Shropshire is declining and the combination of economies of scale and environmental constraints which derive from European policy on groundwater means that the potential for new landfill is very limited. Only one landfill site accepting mixed (non-hazardous) waste remains operational near Ellesmere. The most recent assessment of landfill capacity in the West Midlands reveals that less waste is being landfilled and that existing capacity is expected to last until at least 10 years at current input rates. Application of the waste hierarchy requires that new landfill sites should not be considered unless specific local circumstances apply. Natural geology and the geography of water resources in Shropshire significantly restrict opportunities for landfill because of the potential for adverse impacts on groundwater.

Minerals Planning

Data within this section of the AMR was updated at 31st March 2019.

Policy CS20: Strategic Planning for Minerals of the Core Strategy and **Policies MD16: Mineral Safeguarding and MD17: Managing the Development and Operation of Mineral Sites** of the SAMDev Plan, alongside other relevant policies, address mineral planning in Shropshire.

The mineral resources currently worked in Shropshire are aggregates (sand and gravel and crushed rock), building stone, brick clay, fire clay and coal. The aggregates industry is the most active. These resources supply both local markets and a wider area, particularly in the case of crushed rock and fire clay where materials supply regional and national markets.

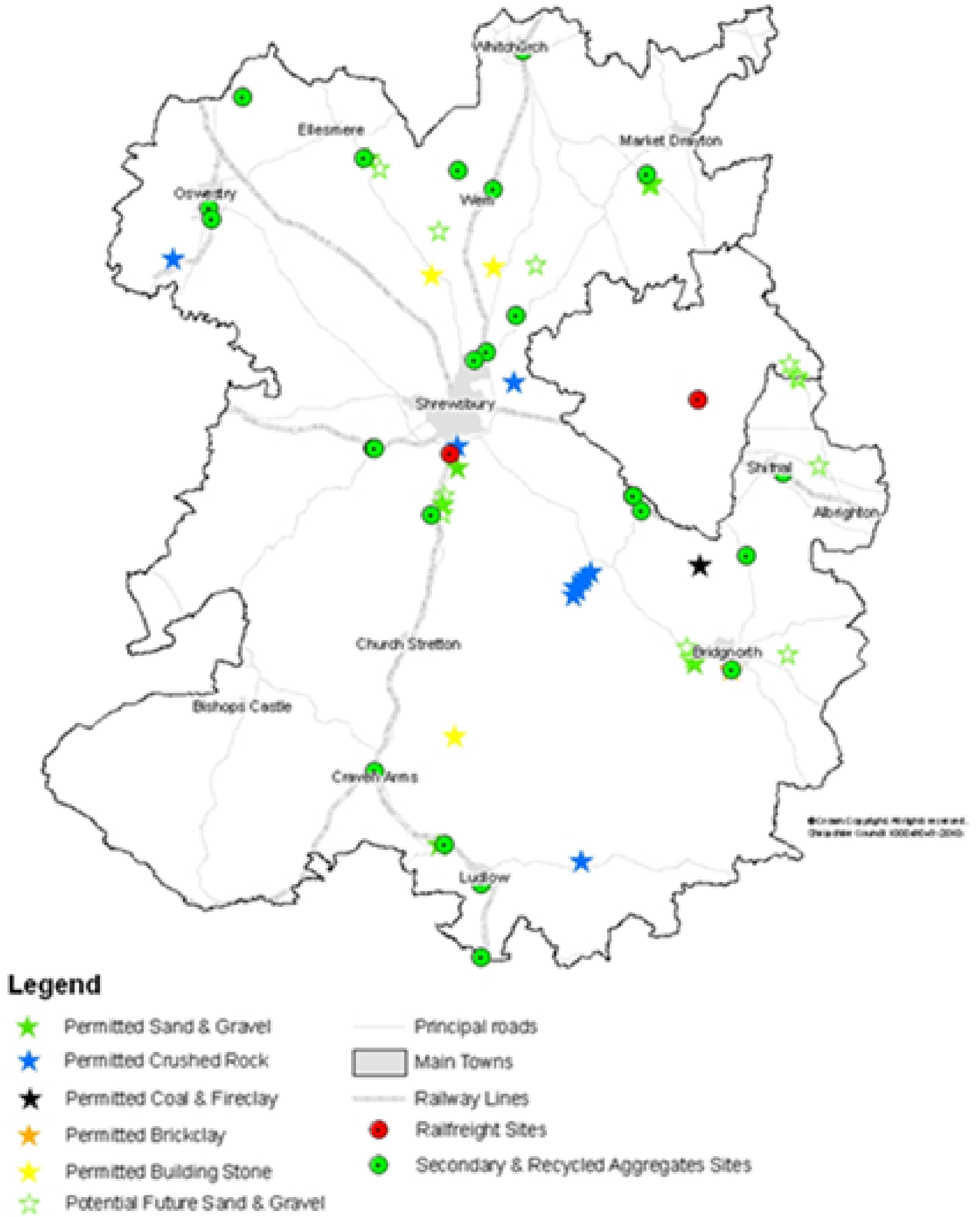
Strategic Context and the Duty to Cooperate

Shropshire Council is an active member of the West Midlands Aggregate Working Party (AWP). Engagement with AWP is supplemented through regular contact with other MPA's, neighbouring councils, the Marches LEP and local representatives of the minerals industry.

Local Aggregates Assessment (LAA)

Aggregates represent the most significant mineral produced in Shropshire. National policy guidance requires Shropshire to maintain an adequate and steady supply of aggregates during the Local Plan period. The current LAA has taken account of feedback from the West Midlands Aggregates Working Party in 2018. The West Midlands Aggregates Working Party (WMAWP) has agreed to use a ten-year rolling average as the principal indicator for aggregates production, consistent with national policy guidance, pending the development of an agreed approach to forecasting future demand.

Figure 8: Permitted and Potential Mineral Sites and Secondary Aggregate Sites in Shropshire



The purpose of the LAA is to establish whether there is a shortage or surplus of supply and provides evidence for determining the level of provision of mineral aggregates to be made in the Local Development Plans for Shropshire. For clarity, this Local Aggregate Assessment takes into account the supply and demand of aggregates for Shropshire including the area administered by Telford & Wrekin Council. The majority of aggregate production takes place in the area administered by Shropshire Council. There is currently no sand and gravel working, but crushed rock from a single site in Telford & Wrekin contributes about a quarter of the annual sales. Both areas contain facilities where construction, demolition and excavation waste is recycled to produce aggregates. References to Shropshire in this document relate to the area administered by both Councils. The first section of the report reviews evidence relating to the supply of aggregates in Shropshire and the report then assesses other relevant information to provide a forecast for demand and the need for additional aggregate mineral resources. Headline performance indicators for minerals are illustrated in Table 35 below.

Table 35: Headline Mineral Monitoring Indicators 2018-19

		Sand and gravel	Change	Crushed rock	Change
Production	**2018 production**	0.71 million tonnes	◄	3.01 million tonnes	▼
	3-year average	0.71 million tonnes	◄	2.93 million tonnes	▲
	10-year average	0.68 million tonnes	◄	2.54 million tonnes	▲
	Informatives	Production guideline based on 10-year average. No other relevant local information which indicates deviation from this average is currently required.		Production guideline based on 10-year average. No other relevant local information which indicates deviation from this average is required.	
Landbank	**Reserves**	10.93 million tonnes	▼	100.3 million tonnes	▼
	Landbank	16.1 years	▼	39.46 years	▼
	Minimum Landbank Required	7.00 years		10.00 years	
	Informatives	Despite having a large landbank, there are potential issues regarding productive capacity due to about 70% of reserves being contained within sites which have been unworked for over 5 years. The draft Shropshire Local Plan (2020) carries forward the allocation of two sites and anticipates the release of significant further resources through windfall applications.		N/A	

Assessment of Aggregates Supply

Sand and Gravel

In 2018 there were ten permitted sites for sand and gravel working in Shropshire, six of which were operational (see Appendix 1). There is also a further site where a resolution has recently been made to grant planning permission, but the site is not yet operational. The majority of the material produced is used locally within Shropshire and neighbouring areas such as Telford to supply the construction industry with building sand, concrete, and concrete products.

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. In addition, about 70% of sand and gravel reserves is contained in three site commitments which have remained unworked for over 5 years. In the case of two of these sites, the mineral operators and landowners concerned have confirmed that there is a clear intention to work these sites during the Plan Period.

The latest available data indicates that, at 0.71mt, sand and gravel production in Shropshire and Telford & Wrekin in 2018 is slightly above both the 10 year rolling average for sand gravel sales (0.68mt) and the same as the 3 year average (0.71mt).

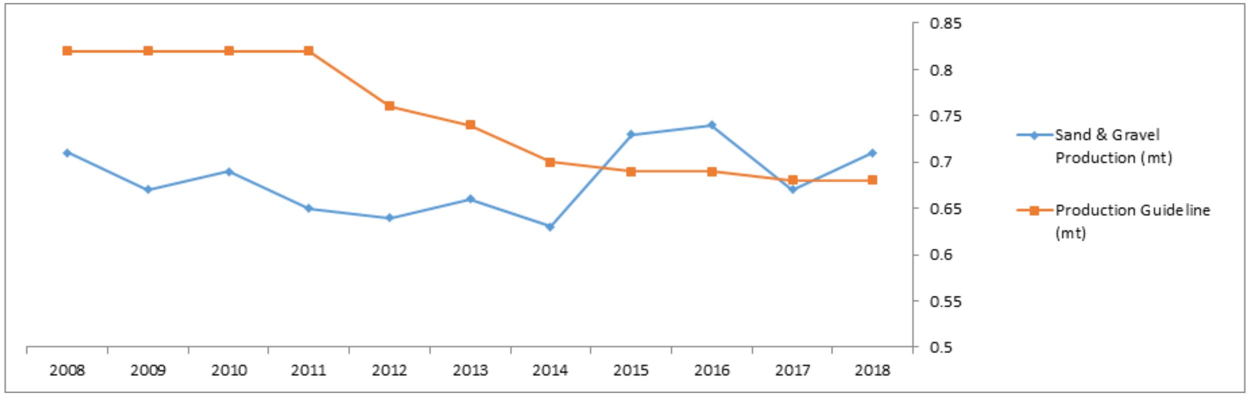
Table 36: Shropshire Sand & Gravel Sales and Production Guideline 2008-2018 (million tonnes [mt])

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
No. of Operational Sites	7	7	7	7	7	6	6	5	5	5	6
Sand & Gravel Production (mt)	0.71	0.67	0.69	0.65	0.64	0.66	0.63	0.73	0.74	0.67	0.71
Production Guideline (mt)	0.82	0.82	0.82	0.82	0.74*	0.72	0.70	0.69	0.69	0.68	0.68

Source: AWP data 2008 - 2018

**Production guideline changes from sub-regional apportionment to 10 year average trend from 2012*

Figure 9: Shropshire Sand & Gravel Sales and Production Guideline 2008-2018 (million tonnes [mt])



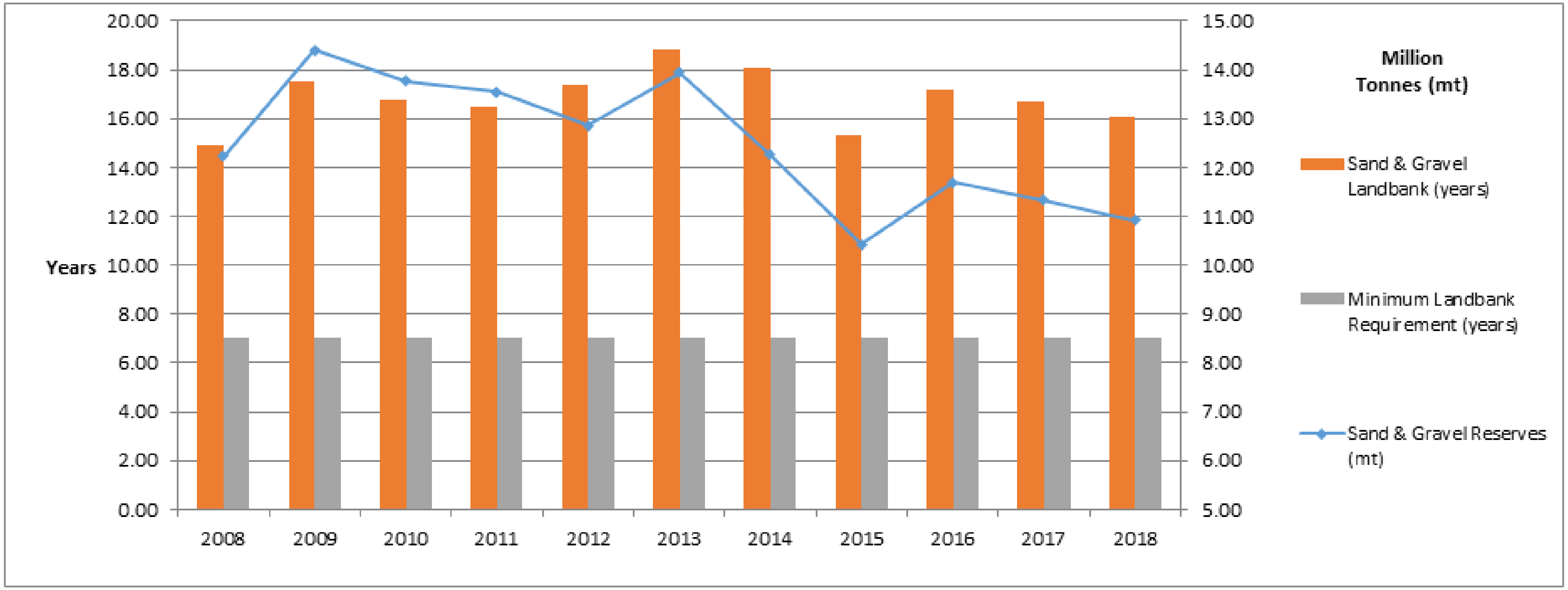
Aggregates monitoring data for 2018 indicates that the market area for sand and gravel aggregates produced in Shropshire is generally local and whilst some material is supplied into adjacent areas to the north and west, only a limited amount of sand and gravel produced from Shropshire is currently exported 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, although Shropshire continues to supply significant amounts of sand and gravel for construction activity in Telford. These trends are expected to continue.

The landbank of permissions for sand and gravel working has remained consistently above the minimum level required by NPPF. The permitted landbank was equivalent just over 16 years' production in 2018. In taking planning decisions, Shropshire Council has consistently responded positively to both planned development and windfall applications to release more material to maintain productive capacity to counter-balance the impact of the unworked site commitments referred to in paragraph 4 above. This is illustrated in Table 37 and Figure 10 below:

Table 37: Sand & Gravel Reserves and Landbank 2008-2018

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Sand & Gravel Reserves (mt)	12.23	14.40	13.77	13.55	12.86	13.95	12.27	10.43	11.69	11.34	10.93
Sand & Gravel Landbank (years)	14.91	17.56	16.79	16.52	17.38	18.85	17.45	15.05	16.94	16.70	16.10
Minimum Landbank Required (years)	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00

Figure 10: Sand & Gravel Reserves and Landbank 2008-2018



Crushed Rock

The area administered by Shropshire and Telford & Wrekin Councils also produced 3.01 mt of crushed rock in 2018 against a 10 year average of 2.54 mt. The area is currently responsible for producing over half of the regional requirement for crushed rock. Production of crushed rock from a single site in Telford & Wrekin contributes about a quarter of the annual production. Crushed rock is mainly used as engineering fill, roadstone and asphalt in road construction and maintenance. High specification aggregate is exported by both road and rail to a wider regional and national market area. In 2018 there were 8 permitted sites in Shropshire, 4 of which were operational and 1 permitted and operational site in Telford & Wrekin.

The latest available data indicates that crushed rock production in Shropshire and Telford & Wrekin in 2018 was significantly above both the 10 year trend (2.54mt) and slightly above the 3 year trend (2.93mt) see Table 38 and Figure 11 below.

Aggregates monitoring data for 2018 indicates that 44% of production supplies markets within Shropshire and 29% supplies markets in other parts of the West Midlands region. However, the high polishing resistance of some crushed rock resources in Shropshire supports export to a larger market area, including by rail transport and about 26% of production supplies national markets outside the West Midlands. These trends are expected to continue.

The landbank of permissions for crushed rock working has remained consistently above the minimum required level of 10 years. The permitted landbank of permissions was equivalent to almost 40 years' production in 2018. This is illustrated in Table 39 and Figure 12 below.

Table 38: Shropshire Crushed Rock Sales and Production Guidelines 2008-2018 (million tonnes [mt])

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Crushed Rock Production (mt)	2.29	1.80	2.00	1.65	2.41	2.88	3.13	2.76	2.69	3.09	3.01
Production Guideline (mt)	2.95	2.95	2.95	2.95	2.95	2.95	2.36	2.39	2.39	2.47	2.54

Figure 11: Shropshire Crushed Rock Sales and Production Guidelines 2008-2018 (million tonnes [mt])

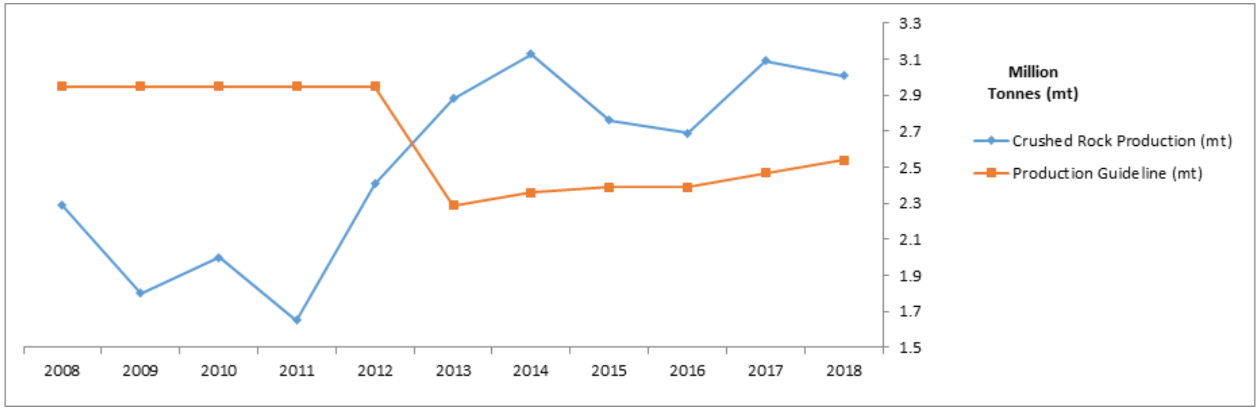
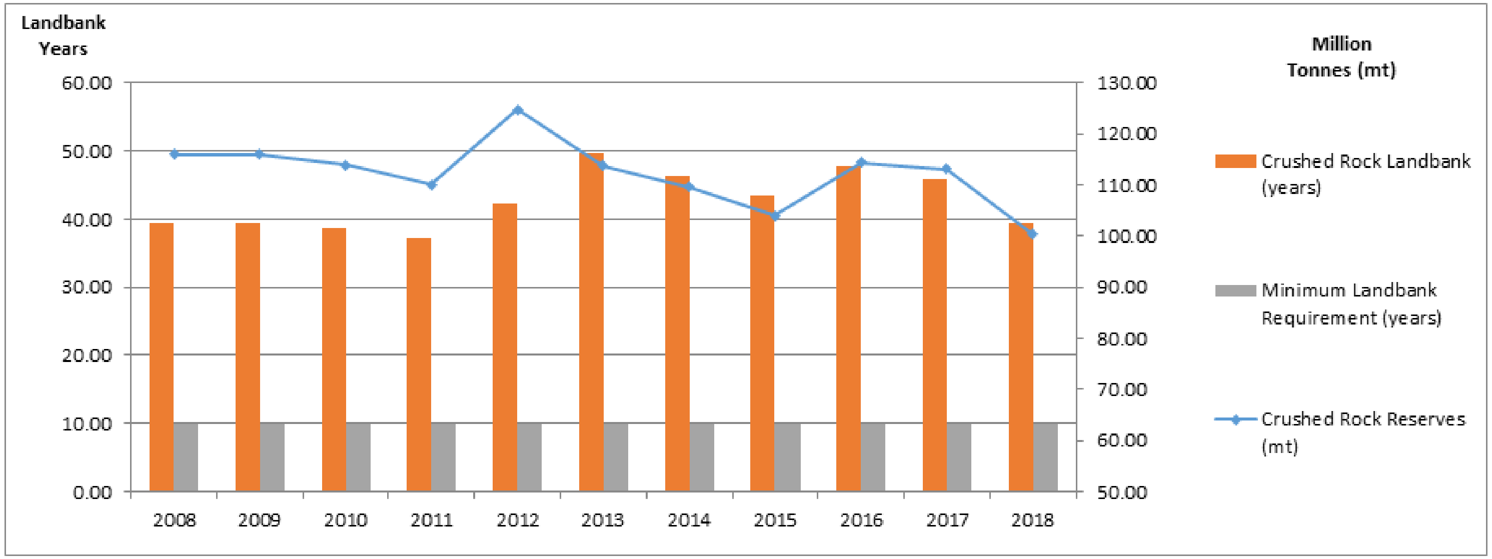


Table 39: Shropshire Crushed Rock Reserves and Landbank 2008-2018

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Crushed Rock Reserves (mt)	116.02	115.95	113.90	110.07	124.84	113.86	109.55	104.05	114.44	113.20	100.32
Crushed Rock Landbank (years)	39.34	39.32	38.62	37.32	42.32	38.60	46.42	43.54	47.88	45.83	39.46
Minimum Landbank Required (years)	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

Figure 12: Shropshire Crushed Rock Reserves and Landbank 2008-2018



Secondary Aggregates

Figures for secondary and recycled materials used as aggregates are currently only collected nationally and sub-nationally. The most recent information indicates that 4.37 million tonnes of construction and demolition waste was generated in Shropshire, Staffordshire, and Telford & Wrekin in 2005 (Survey of Arisings and Use of Alternatives to Primary Aggregates in England [CLG 2007]). Of the material generated, 1.58 million tonnes (36%) was recycled as aggregate and 0.15 million tonnes (3%) was recycled as soil. A further 2.26 million tonnes (53%) was used as engineering material and 0.38 million tonnes (8%) was landfilled as waste. However, it is unclear whether this performance is applicable to Shropshire, since Staffordshire's economy is much larger and may therefore obscure trends in Shropshire. Limited information is available for Shropshire and Telford & Wrekin specifically: Environment Agency waste data suggests that about 0.5 million tonnes of inert waste generated in the two areas was handled at licensed waste management facilities in 2018, largely in Shropshire and neighbouring areas. Municipal waste data for 2018 indicates that about 7,500 tonnes of recycled aggregates were recovered from municipal recycling centres and a further 18,700 tonnes of incinerator bottom ash (IBA) was recovered from the energy recovery facility in Shrewsbury.

Construction and demolition waste is a high density, low value material which, due to transport costs and distances in a predominantly rural area, cannot be moved more than short distances on a cost effective basis. The latest available data indicates that of the construction waste generated in Shropshire in 2018, 51% was managed in Shropshire and a further 46% in neighbouring areas. Of the material managed at licensed facilities, 55% was recycled or recovered, 1% was handled at transfer sites, but its ultimate fate is unknown, and the remaining 44% was deposited at landfill sites, although some of this material may have been used for cover and engineering purposes.

Future Aggregate Demand, Supply Options and Constraints

Forecast Demand for Aggregates: Planned Growth & Infrastructure

The Shropshire Local Plan Review establishes a strategic growth target of around 30,800 new homes and 300 hectares of employment in Shropshire for the period to 2038. Housing and employment land delivery has have recovered in recent years from historic low levels and this has increased local demand for construction aggregates. Record levels of housing delivery in 2017 and 2018 mean that annual demand for construction aggregates is not expected to increase demand above the level experienced in these years. Whilst new development will also require investment in infrastructure, there are no known separate national or strategic infrastructure projects which are likely to significantly increase demand.

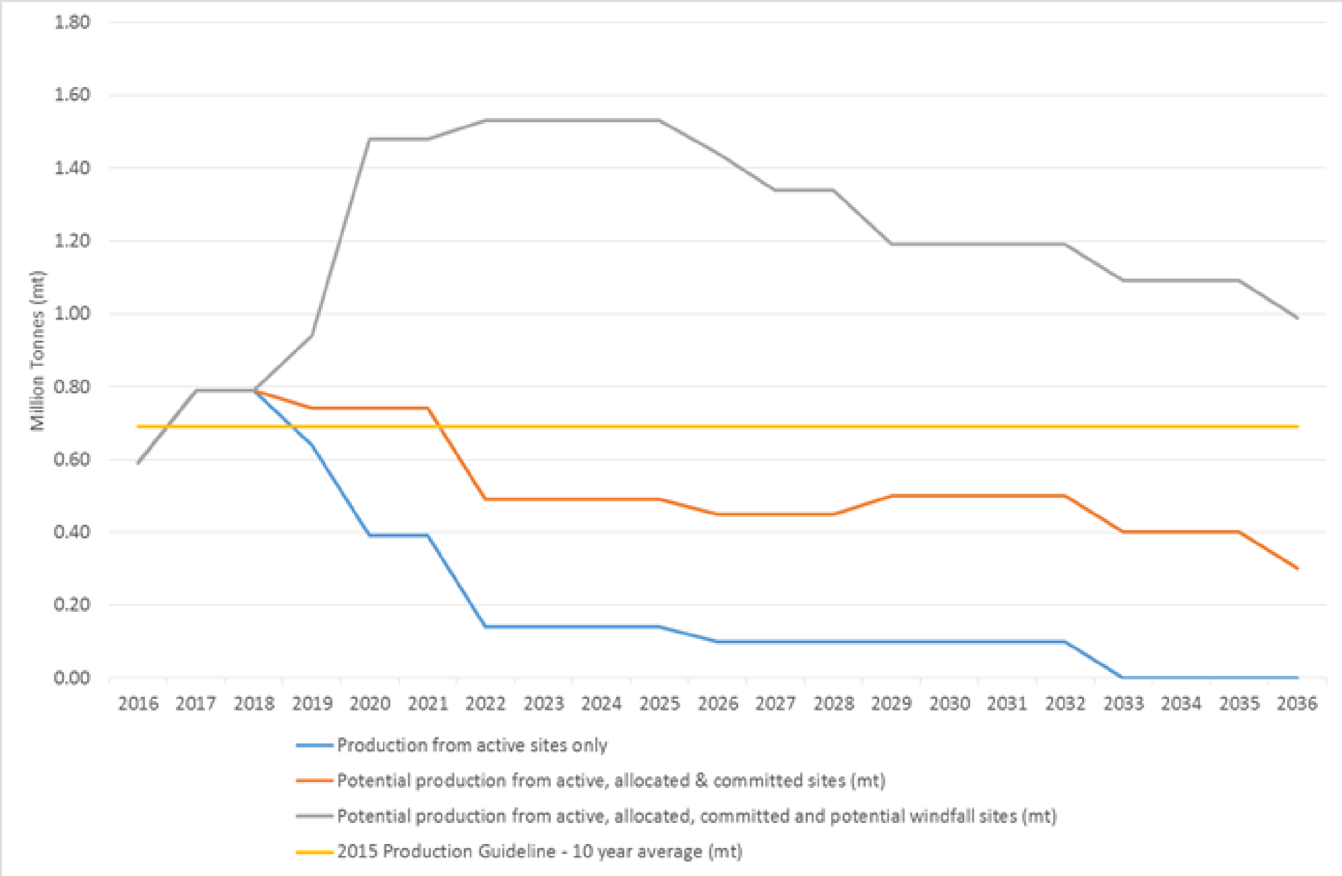
Balance between demand and supply:

The life of existing permitted reserves has until recently been prolonged by low levels of demand for aggregates and the size of landbanks for sand and gravel and crushed rock remain well above minimum guidelines. However, there are a number of quality and capacity constraints on the production of sand and gravel resources which are identified above. To reflect this, in Shropshire the adopted Local Plan supplements existing permitted reserves with additional allocations and a windfall allowance to ensure an adequate and steady supply for the period to 2026 as set out in the table below. There are also a number of windfall applications which have significantly increased productive capacity and further windfall applications are expected. Telford & Wrekin Council have considered future demand for aggregate minerals during the development of their new Local Plan. Since the majority of the aggregates produced are used locally within Shropshire to supply the construction industry with building sand, concrete and concrete products, no separate provision is made for specific market sectors.

Table 40: Shropshire Local Plan Review Assessment of Production Potential (million tonnes)

	Production Potential 2006 – 2026
Production Requirement	11.48
Existing Reserves at Operational & Committed Sites	8.96
Preferred Allocations	4.40
Windfall allowance	1.0
TOTAL Production Potential	**14.36**
Production surplus	**2.88**

Figure 13: Assessment of Potential Future Sand & Gravel Productive Capacity in Shropshire 2016-2036



Mineral Transport and Handling Facilities

Mineral aggregates produced in Shropshire are moved almost exclusively by road. However, the Shropshire Local Plan identifies and safeguards a number of railfreight facilities, including rail sidings at Bayston Hill near Shrewsbury and the Oswestry mineral railway (Cambrian Line). The railfreight terminal in north Telford is not currently used to move mineral aggregates but could potentially be used for this purpose in future.

LAA Conclusion

- The rates of housing and employment development in Shropshire and Telford & Wrekin have continued to recover following the recession, and this has increased demand for construction aggregates.
- Whilst there are no known national or strategic infrastructure projects in Shropshire which are likely to increase demand, development rates are expected to continue to recover. Active and on-going engagement with neighbouring Mineral Planning Authorities suggests that the current general pattern of aggregate imports and exports can be expected to continue, although the progressive exhaustion of permitted reserves in south-west Staffordshire may start to result in additional demand from sites in eastern Shropshire and Telford & Wrekin.
- There are a number of quality, capacity and transport constraints on the production of sand and gravel resources which mean that the market for aggregates produced in Shropshire is generally local. In addition, there are a number of unworked site commitments which require significant capital investment and it is therefore assumed that these will not make any contribution in the short term.
- Local information about secondary and recycled aggregates is generally dated and of poor quality. Whilst there are some existing and potential sources of secondary aggregates and a large number of local recycling facilities, low values and high transport costs and distances are likely to limit the contribution which these materials can make to supply.
- Sufficient crushed rock aggregate resources are already available from permitted sites, but although the landbank remains well above the minimum guideline, additional sand and gravel resources are required to provide for flexibility and local competition. The Shropshire Local Plan (2015) therefore supplemented existing permitted reserves for sand and gravel with additional allocations to ensure an adequate and steady supply. A number of planning applications for ‘windfall’ sites or site extensions are also expected to be determined during the next year in Shropshire. These resources, if consented, would provide a significant boost to the local supply of sand and gravel. No additional allocations are currently proposed in Telford & Wrekin.

Building Stone

In 2017, there were 3 quarries with current planning permissions for the extraction of dimension stone which is used regionally and nationally as dimension stone in building restoration projects. Local building stone is also periodically worked at one quarry in South Shropshire, mainly to repair historic buildings and structures. The Shropshire Development Plan maintains an existing flexible policy approach which allows other small quarries to open on a temporary and short-term basis in the recent past to work stone for particular local refurbishment and conservation projects.

Brick and Fire Clays

In 2018, there were two operational sites producing brick clay in the Plan area, with reserves totalling about 7 million tonnes. Adequate permitted reserves of brick clay exist to maintain supplies for about 30 years at current output rates. No brick manufacture takes place in Shropshire, but clay is exported to a brickworks in Telford and elsewhere in the West Midlands. Fireclay production is now centred on one specialist claypit at Caughley, south of Broseley. Fireclay produced in Shropshire is exported to support brick and tile production both in the West Midlands and nationally. The Caughley clays are of particularly high quality and are safeguarded as an increasingly important resource as other sources of high quality fireclay become scarce nationally. Clay from specific sources has also been worked in South Shropshire to match existing tiles as part of the repair of local historic buildings.

Coal and Hydrocarbon Resources

There has been both surface and deep mining of coal in Shropshire in the past and coal reserves remain in some areas. Coal is now only produced in small quantities in Shropshire as a by-product of fireclay working at Caughley Quarry near Broseley. Exploratory drilling for coalbed methane extraction has taken place in two areas but has not resulted in active working of these resources.

Mineral Transport and Handling Facilities

Mineral aggregates produced in Shropshire are moved exclusively by road. However, the adopted Shropshire Core Strategy (2011) identifies and safeguards a number of railfreight facilities, including rail sidings at Bayston Hill near Shrewsbury and the Oswestry mineral railway (Cambrian Line). The railfreight terminal in north Telford is not currently used to move mineral aggregates but could potentially be used for this purpose in future.

Appendix 1: Mineral and Active Recycling Sites in Shropshire

Active Sand & Gravel Sites

Site Name	Operator	Grid Reference
Wood Lane Quarry	Tudor Griffiths	SJ 422 328
Norton Farm Quarry	Hanson Aggregates	SJ 497 075
Bromfield Quarry	Plymouth Estates	SO 481 773
Gonsal Quarry	Salop Sand & Gravel	SJ 484 044
Bridgwalton Quarry	Salop Sand & Gravel	SO 689 920
Woodcote Wood	NRS Ltd	SJ 773 149

(Source: local monitoring information 2018)

Sites which benefit from resolutions to grant planning permission

Site Name	Operator	Grid Reference
Shipley	JPE Holdings Ltd	SO 813 963

(Source: local monitoring information 2018)

Inactive Sand & Gravel Sites

Site Name	Operator	Grid Reference
Sleap Quarry	Hanson Aggregates	SJ 480 265
Morville Quarry	Lafarge Aggregates	SO 685 936
Buildwas Quarry	Harry Price Sand and Gravel	SJ 647 041
Cound Quarry*	Hanson Aggregates	SJ 550 060
Conyburg Wood Quarry	Hanson Aggregates	SJ 675 274

**statutorily dormant*

(Source: local monitoring information 2018)

Active Crushed Rock Sites

Site Name	Operator	Grid Reference
Haughmond Hill Quarry	Aggregate Industries	SJ 542 148
Clee Hill Quarry	Midland Quarry Products Limited	SO 599 762
Llynclys Quarry	Tarmac Trading Limited	SJ 264 242
Bayston Hill Quarry	Tarmac Trading Limited	SJ 493 091
Leaton Quarry	Breedon Southern Limited	SJ 618 113

(Source: local monitoring information 2018)

Inactive Crushed Rock Sites

Site Name	Operator	Grid Reference
Farley Quarry	“non-mineral owner”	SJ 629 017
Callow Quarry	Tarmac Trading Limited	SJ 387 050
Coates Quarry	Aggregate Industries	SO 602 994
New Hadley Quarry	Michelmersh Brick Holdings PLC	SO 590 980
More Quarry*	Tarmac Trading Limited	SO 325 933
Blodwell Quarry	Midland Quarry Products Limited	SJ 257 229
Nantmawr Quarry*	Midland Quarry Products Limited	SJ 253 242

**statutorily dormant*

(Source: local monitoring information 2018)

Active Recycling Sites

Site Name	Operator	Type of Facility or Operation	Status
Shifnal Transfer Station	Unit 26 Lamledge Lane Ind. Estate, Shifnal, Shropshire, TF11 8SD	Household, Commercial & Industrial Waste Transfer Station	Operational
Samco (Norton) ltd	Apley Estate Yard, Windmill Lane, Norton, Shifnal	Waste Transfer & Recycling	Operational
B A Shorthouse Limited	Knowle Sands Industrial Estate Eardington Bridgnorth WV16 5JL	Waste Transfer & Recycling (non-hazardous wastes)	Operational
Peter Griffiths	Lowe Cottage Farm Transfer Station Lowe Cottage Farm, Lowe, Wem, Shropshire, SY4 5UE	Household, Commercial & Industrial Waste Transfer Station	Operational
Tudor Griffiths Transport Ltd	Wood Lane Landfill Site, Wood Lane, Colemere, Ellesmere, Shropshire, SY12 0HY	Co-Disposal Landfill Site (including recycling activity)	Operational
Tudor Griffiths Transport Ltd	TG Waste Transfer Station Maesbury Road, Oswestry, Shropshire, SY10 8NR	Household, Commercial & Industrial Waste Transfer Station	Operational
Veolia E S Shropshire Ltd	Waymills Industrial Estate, Whitchurch	Civic Amenity & Waste Transfer Station	Operational
Veolia E S Shropshire Ltd	Battlefield Integrated Waste Management Facility, Vanguard Way, Battlefield, Shrewsbury	Civic Amenity and Transfer Station	Operational
Veolia E S Shropshire Ltd	Glovers Meadow, Maesbury Road, Oswestry, Shropshire	Household, Commercial & Industrial Waste Transfer Station	Operational
Veolia E S Shropshire Ltd	Craven Arms HWRC Long Lane, Craven Arms, Shropshire	Household, Commercial & Industrial Waste Transfer Station	Operational

Site Name	Operator	Type of Facility or Operation	Status
A R Richards Ltd	Cobscott Farm, Norton In Hales	Agricultural	Operational
A R Richards Ltd	Bensite, Stoke Heath	general and hazardous waste transfer station	Operational
A R Richards Ltd	Warrant Hangar, Tern Hill	wood, green and inert waste recycling station	Operational
PTS Skip Hire	Unit 2, Parry's Yard, The Oaks, Shawbury Heath Shrewsbury, SY4 4EA	Household, Commercial & Industrial Waste Transfer Station	Operational
Peter Griffiths	PG Skips Ltd, Lowe Cottage Farm, Wem	material recycling facility	Operational
Loosemores (Transport) Limited	Battlefield Transfer Station Loosemores Yard, Battlefield, Shrewsbury, Shropshire, SY4 3DE	Transfer Station taking Non-Biodegradable Wastes	Operational
JPE	Buildwas Quarry, Ironbridge, Telford	Inert landfill and recycling of secondary aggregates	Operational
H Evason & Co	Dorrington Quarry, Dorrington, Shrewsbury, SY5 7ED	Inert Recycling	Operational
Budget Skips	land adjacent to Engine House, Cruckmeole, Nr Hanwood	Sorting skip waste and storage of recyclable waste and non-recyclable waste prior to recovery/disposal elsewhere	Operational
Wades Skip Hire	Unit 3 Monkmoor Farm Industrial Estate Monkmoor Shrewsbury	Waste transfer station for sorting and recycling in connection with an existing skip hire business	Operational

Site Name	Operator	Type of Facility or Operation	Status
Dorset Skips	Dorset Farm, Queen Street, Shrewsbury Shropshire SY1 2JS	Household, Commercial & Industrial Waste Transfer Station	Operational
Aggregate Industries UK Ltd	Haughmond Hill Quarry, Uffington, Shrewsbury, Shropshire, SY4 4RW	Manufacture of products from waste	Operational
Steven J Weaver (Woofferton) Ltd	Old Timber Yard/Railway Sidings at Station Road, Woofferton, Near Ludlow	Storage and processing of inert waste materials	Operational

(Source: updated monitoring information 2021)

Appendix 2: Community Infrastructure Levy

COMMUNITY INFRASTRUCTURE LEVY (CIL) *Overview of CIL Income and Spend*
Overview of CIL Income and Spend 1st January 2012 – 31st March 2020

Annual CIL Income

Community Infrastructure Levy Allocations		Community Infrastructure Levy Collected Per financial year								
Allocation	**Percentage**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017-18**	**2018-19**	**2019-20**	**Total Income**
Administration Fee	5%	£6,599.39	£29,042.70	£93,500.14	£192,098.08	£250,067.74	£407,967.26	£424,705.57	£428,422.00	£1,832,402.88
Neighbourhood Fund[1]	15 or 25% Neighbourhood Fund[2]	N/A	£17,912.35	£270,379.09	£569,672.91	£747,207.77	£1,185,712.22	£1,257,917.77	£1,263,692.00	£5,312,494.11
Remaining CIL is allocated as follows:										
Strategic Infrastructure Funding	10% of remaining	£12,538.85	£53,389.89	£150,612.35	£308,019.06	£400,407.92	£656,566.57	£681,148.81	£656,928.00	£2,919,611.45
Local Infrastructure Funding	90% of remaining	£112,849.65	£480,509.05	£1,355,511.19	£2,772,171.58	£3,603,671.31	£5,909,099.10	£6,130,339.25	£6,241,351.00	£26,615,935.38
Total	**100%**	£131,987.89	£580,853.99	£1,870,002.77	£3,841,961.63	£5,001,354.74	£8,159,345.15	£8,494,111.40	£8,590,393.00	£36,680,443.82

[1]***Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.***
[2]***15% where there is no formal Neighbourhood Plan (capped at £100.00 per Council Tax paying dwelling) and 25% where there is a formal Neighbourhood Plan.***
****Amount specified is correct provided the locations within which Neighbourhood Fund is committed do not reach the specified cap.***

This information was correct as of 31st March 2020. The CIL administration system is continuously updated.

Summary of Infrastructure Allocated CIL Funding and Delivered using CIL Funding

Ongoing

Infrastructure Project	Location	Date of commencement	Progress	Total CIL allocation	Intended date of completion	CIL spend as of 31/03/2020
CIL Administration	N/A	01/01/2012	On-going administration of CIL.	N/A	On-going	5% of CIL (Administration).
CIL Neighbourhood Fund	N/A	25/04/2013	On-going provision of Neighbourhood Fund to Town and Parish Councils.	N/A	On-going	15-25% of CIL (Neighbourhood Fund).
CIL Strategic	Whitchurch	2020/21	Whitchurch Medical Practice	£490,000	On-going	£15,101 (CIL Strategic)
CIL Local	Shifnal	2019/20	Shifnal St Andrews 2 Class Extension	£636,022	On-going	£448,244 (CIL Local)
CIL Local	Shifnal	2019/20	Shifnal Primary 2 Class Extension	£115,001	On-going	£102,729 (CIL Local)
CIL Local	Hadnall	2019/20	Hadnall Primary 1 Class Extension	£372,268	On-going	£315,228 (CIL Local)
CIL Local	Whitchurch	2019/20	Whitchurch Junior - 2 Class Extension & Refurbishment	£590,000	On-going	Of the remainder: 10% CIL Strategic 90% CIL Local
CIL Local	Shrewsbury	N/A	Shrewsbury Integrated Transport Package and A5 Junction improvements	£2,000,000.00	On-going	£256,003 (CIL Local)
			Oxon Link Road (OLR)	£300,000.00	On-going	£0.00 (CIL Local)
CIL Local	Shrewsbury	N/A	Shrewsbury School Place Planning	£5,950,000	On-going	Of the remainder: 10% CIL Strategic 90% CIL Local
CIL Local	Oswestry	N/A	Oswestry Network Improvements – Mile End	£2,192,487	On-going	Of the remainder: 10% CIL Strategic 90% CIL Local

Infrastructure Project	Location	Date of commencement	Progress	Total CIL allocation	Intended date of completion	CIL spend as of 31/03/2020
CIL Local	Shifnal	N/A	Shifnal Integrated Transport Plan	£1,605,460	On-going	Of the remainder: 10% CIL Strategic 90% CIL Local
CIL Strategic	Shifnal	N/A	Shifnal Integrated Transport Plan	£332,474	On-going	
CIL Local	Broseley	N/A	Birch Meadow Park Drainage Scheme	£76,350	On-going	Of the remainder: 10% CIL Strategic 90% CIL Local
CIL Local	Whitchurch	N/A	Whitchurch South Foul Drainage Improvement Scheme	£900,000	On-going	Of the remainder: 10% CIL Strategic 90% CIL Local
CIL Local	N/A	N/A	17 - Approved EOIs funding allocated to Technical Checks in multiple Place Plan areas	£1.006,038	On-going	Of the remainder: 10% CIL Strategic 90% CIL Local

Completed

Infrastructure Project	Location	Date of commencement	Progress	Date of completion	Total cost	CIL allocated
Renshaw Field, Clive	Clive Parish	2014	Completed	2014	£82,000.00	£11,500.00 of CIL (Local).
Erection of MUGA style equipment	Shifnal Parish	2015	Completed	2015	N/A	£12,713.00 of CIL (Neighbourhood Fund).
Provision of seven street lights in Claverley	Claverley Parish	2015	Completed	2015	£5,560.20	£2,359.80 of CIL (Local).
Scout funding, Minsterley	Minsterley Parish	2015	Completed	2016	£105.00	£105.00 of CIL (Neighbourhood Fund)
Contribution to extension of Little Ness Car Park	Great Ness & Little Ness	2016	Completed	2016	N/A	£1,800.93 of CIL (Neighbourhood Fund)

Infrastructure Project	Location	Date of commencement	Progress	Date of completion	Total cost	CIL allocated
New cricket nets - Bomere Heath Cricket Club	Bowmere Heath	2016	Completed	2016	£5,000.00	£5,000.00 of CIL (Neighbourhood Fund)
Play area surfacing, signs at Badgers Green. Skate ramp refurbishment, lighting improvements and litter bins	Llanymynech and Pant	2016	Completed	2016	£10,993.00	£10,993.00 of CIL (Neighbourhood Fund)
Enlarging & resurfacing car park near Village Hall	Farlow	2016	Completed	2016	N/A	£1,191.66 of CIL (Neighbourhood Fund)
Levelling & resurfacing of Norbury Village Hall car park	Norbury	2016	Completed	2016	£451.32	£451.32 of CIL (Neighbourhood Fund)
Community street lights	Stoke upon Tern	2016	Completed	2016	N/A	£393.63 of CIL (Neighbourhood Fund)
Architects plans for proposed car park	Upton Magna	2016	Completed	2016	£325.00	£325.00 of CIL (Neighbourhood Fund)
Replacement of Russels Meadow Sports Pavillion	Church Stretton	2016	Completed	2017	£178,138.00	£3,609.50 of CIL (Neighbourhood Fund)
Replacement of Russels Meadow Sports Pavillion	Church Stretton	2016	Completed	2017	£178,138.00	£23,535.00 of CIL (Local)
Replacement of 3 wooden benches	Adderley	2017	Completed	2017	£1026.00	£1026.00 of CIL (Neighbourhood Fund)
Maintenance & Improvements to Trefarclandd Cemetery	Oswestry Rural	2017	Completed	2017	N/A	£2120.31 of CIL (Neighbourhood Fund)
Lawnmower purchase for maintenance of graveyard	Upton Magna	2017	Completed	2017	N/A	£773.40 of CIL (Neighbourhood Fund)

Infrastructure Project	Location	Date of commencement	Progress	Date of completion	Total cost	CIL allocated
A53 Roundabout	Shawbury	2017	Completed	2018	£272,115.00	£272,115.00 (Payment in Kind)
Provision of all-weather track	Hopesay	2017	Completed	2018	£8,836.00	£300.00 (Neighbourhood Fund)
Provision of all-weather track	Hopesay	2017	Completed	2018	£8,836.00	£5,834.00 (CIL Local)
Multi Use Games Area at Dorrington	Condover Parish	2017	Completed	2018	£54,452.00	£45,000.00 (CIL Local)
Baschurch CE Primary Classroom Expansion	Baschurch	2018	Ongoing	TBC	TBC	£19,982.00 (CIL Local)
Hadnall CE Primary – Classroom Expansion	Hadnall	2018	Ongoing	TBC	TBC	£24,599.00 (CIL Local)
Shifnal Primary – Classroom Expansion	Shifnal	2018	Ongoing	TBC	TBC	£635,782.00 (CIL Local)
Birchmeadow Park Drainage Phase 1	Broseley	2017	Completed	2018	£9,850	£9,850.00 (Neighbourhood Fund)
Upgrade street lighting	Baschurch	2018	Completed	2019	N/A	£6,941.00 (Neighbourhood Fund)
Refurbishment of Bus Shelters	Baschurch	2018	Completed	2019	N/A	£1,273.00 (Neighbourhood Fund)
Installation of Broadband dish on village hall	Stanton Lacy	2018	Completed	2019	N/A	£117.00 (Neighbourhood Fund)
Graveyard roadside wall repairs (part)	Upton Magna	2018	Completed	2018	N/A	£2,350.00 (Neighbourhood Fund)

Infrastructure Project	Location	Date of commencement	Progress	Date of completion	Total cost	CIL allocated
Street lighting conversion to LED	Welshampton & Lyneal	2018	Completed	2018	N/A	£406.00 (Neighbourhood Fund)
Upgrade street lighting- LED conversion.	Whittington	2018	Completed	2018	N/A	£8,531.00 (Neighbourhood Fund)
Market Drayton Infant - Place Planning	Market Drayton	2019	Completed	2020	N/A	£80,000 (CIL Local)
Market Drayton Junior - Place Planning	Market Drayton	2019	Completed	2020	N/A	£20,000 (CIL Local)
Baschurch Primary – 1 Class Extension	Shrewsbury	2019	Completed	2020	N/A	£334,826 (CIL Local)
Safer route signs. Village information board.	Adderley	2019	Completed	2020	N/A	£3045.00 (Neighbourhood Fund)
Speed indicator devices fitted.	Astley Abbotts	2019	Completed	2020	N/A	£976.34 (Neighbourhood Fund)
Renovation of Floyer Lane allotment site	Barrow	2019	Completed	2020	N/A	£950.59 (Neighbourhood Fund)
Speed signs & associated equipment. Litter bins in community areas. Cemetery memorial benches and planting.	Baschurch	2019	Completed	2020	N/A	£26,418.96 (Neighbourhood Fund)
Re-flooring Fitz Village Hall	Bomere Heath	2019	Completed	2020	N/A	£4,000 (Neighbourhood Fund)
Defibrillators. Street Lighting upgrade. Roof repairs.	Ellesmere Rural	2019	Completed	2020	N/A	£23,406.88 (Neighbourhood Fund)

Infrastructure Project	Location	Date of commencement	Progress	Date of completion	Total cost	CIL allocated
Vehicle Activated Speed signs at Maesbrook	Kinnerley	2019	Completed	2020	N/A	£5,988.00 (Neighbourhood Fund)
Arbor Tree enclosure project	Hopesay	2019	Completed	2020	N/A	£2,216.69 (Neighbourhood Fund)
Drainage works – Gaskell Recreation Ground	Much Wenlock	2019	Completed	2020	N/A	£5601.24 (Neighbourhood Fund)
Resurface village car park. VAS speed sign. Replace Community notice board.	Munslow	2019	Completed	2020	N/A	£946.00 (Neighbourhood Fund)
LED lighting upgrade on all PC owned streetlights	Myddle, Broughton & Harmer	2019	Completed	2020	N/A	£12,844.90 (Neighbourhood Fund)
Street lighting upgrade	Oswestry Rural	2019	Completed	2020	N/A	£1,501.02 (Neighbourhood Fund)
Contribution to Monk Moor Astro turf. LED street lighting upgrade. Pitch improvement Radbrook Rd	Shrewsbury	2019	Completed	2020	N/A	£154,408.00 (Neighbourhood Fund)
Re-siting of bus shelter, new base and windows	Stanton Lacy	2019	Completed	2020	N/A	£491.43 (Neighbourhood Fund)
Street Lighting upgrade. Improvement to amenity site and buildings. Continued improvements to cemetery extension	Stoke Upon Tern	2019	Completed	2020	N/A	£7,336.02 (Neighbourhood Fund)
Complete street lighting conversion. Traffic	Welshampton & Lyneal	2019	Completed	2020		£9,162.67

Infrastructure Project	Location	Date of commencement	Progress	Date of completion	Total cost	CIL allocated
calming Whitegates. VAS signs. Replacement bus shelter.					N/A	(Neighbourhood Fund)
New notice board	Wem Rural	2019	Completed	2020	N/A	£348.02 (Neighbourhood Fund)
Installation of new street lighting	West Felton	2019	Completed	2020	N/A	£5490.12 (Neighbourhood Fund)
LED upgrade street lighting	Whittington	2019	Completed	2020	N/A	£5,526.03 (Neighbourhood Fund)

Disclaimers:

- CIL income allocated to the 'Strategic Infrastructure Fund' will be pooled to deliver those strategic infrastructure priorities identified through the Place Plan and the Local Plan process.
- The delivery of Strategic Infrastructure is a priority within Shropshire (as supported within the Shropshire Core Strategy). In locations where the 'Strategic Infrastructure Fund' is not sufficient to deliver necessary strategic infrastructure, the use of the 'Local Infrastructure Fund' to deliver Strategic Infrastructure may be agreed with the relevant Town and Parish Councils.
- The 'Local Infrastructure Fund' generated within an area may be spent outside of the local area were agreed locally and where the identified infrastructure priorities support this approach.
- The CIL liability associated with certain Planning Applications may be subject to change where the calculation of the CIL levy is based on Council calculations (where no CIL Form 1: Determination of CIL Liability has been submitted) and the liable person(s) subsequently submit a completed CIL Form 1. This is because the Council cannot assume that existing buildings are 'in use' and therefore deductible floorspace.

Overview of how CIL monies will be distributed in Shropshire:

CIL Fund	Proportion of total funds	Responsible party	Area for spend
Administrative fee	5%	Shropshire Council	Administrative expenses incurred during the implementation and enforcement of CIL.
Neighbourhood Fund	- 25% where there is a Neighbourhood Plan or Neighbourhood Development Order. - 15% where there is not a Neighbourhood Plan (capped at £100 per council tax dwelling).	Town and Parish Councils	Provided directly to the local Town/Parish Council to fund locally identified infrastructure projects. *Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.*
Of the remainder:			
Strategic Infrastructure Funding	10%	Shropshire Council in conjunction with infrastructure providers	Strategic infrastructure priorities across Shropshire.
Local Infrastructure Funding	90%	Shropshire Council in conjunction with Town/Parish Councils	Local infrastructure priorities to meet the infrastructure needs in the area where development takes place, as identified by Town/Parish Councils within their Place Plans.

Appendix 3: Reservoir of Readily Available Employment Land

Reservoir of Employment Land 2020 - 2025

LOCATION	Reservoir Sites 2020 - 2025			Reservoir Supply 2020 - 2025
	Employment Areas	Committed Sites	Allocated Sites	
	HECTARES			
SHROPSHIRE	**21**	**81**	**68**	**169**
North West	**2**	**8**	**31**	**41**
Oswestry	**2**	**7.8**	**25**	
West Pennine Trucks Measbury Road Oswestry	0.4			
Tudor Griffiths Measbury Road Oswestry	0.08			
Shropshire Galvanisers Mile End Oswestry	0.01			
Unit R7 Radsford Field Oswestry	0.01			
Service Station St Martin's	0.1			
Ridgeway Rentals Earthmover House Ifton Heath	0.3			
Foundation Piling Ifton Industrial Estate	0.5			
	0.6			
June House Gledrid Industrial Park Chirk	0.1			
Smithfield Livestock Market Oswestry		0.8		
		3.0		
Unit R14 Radsford Field Oswestry		0.08		
Unit MO10 Mile End Oswestry		0.03		
Evans Enterprises Park Hall		1.8		
Industrial Units Moreton Business Park		0.3		
Bank Top Industrial Estate (renewal) St Martins		0.4		
		0.4		
		0.07		
Building 255 Industrial Estate Rednal		0.9		
Tanycoed, Llynclys		0.1		
ELR072 - Mile End East			23	
ELR042 - North of Whittington Road			2	
Ellesmere		**0.3**	**6**	
ELR074 - Ellesmere Business Park & Phase 2		0.3	6	

North East	12	26	17	54
Market Drayton	**3**	**17**	**8**	
Onneley Works Newcastle Road Woore	3.0			
Mullers Dairy North site, Market Drayton		8.5		
Tern Valley Business Park, Phase1		0.02		
		0.7		
Palethorpes Maer Lane Market Drayton		0.2		
Former Railway Station Tern Hill		1.1		
Ollerton Business Park Ollerton		1.0		
		0.2		
		0.02		
Rosehill Industrial Estate Stoke Heath		0.04		
Former Airfield Childs Ercall		2.72		
Adj Unit 1 Station Yard Pipe Gate		0.06		
ELR023 / ELR024 - Sych Farm & Victoria Farm		2.2	8	
Whitchurch	**4.4**	**5**	**9**	
Warehouse And Premises Station Road Whitchurch	0.4			
Highbury Poultry Farm Higher Heath	4.0			
Land off Shakespeare Way Waymills		2.1		
Units At Mullbry Business Park Waymills		0.6		
Unit 4 Civic Park Waymills		0.4		
Ambulance Station Dodington		0.1		
Alderford Lake Tilstock Road Whitchurch		0.02		
Store & Premises Primrose Lane Prees		0.1		
Storage Yard Heath Road Prees Heath		0.9		
Land at Sandford Industrial Estate		0.4		
ELR033 - Oaklands Farm			8.5	
Wem	**4.3**	**4**		
Units B3 & B4 Wem Industrial Estate	0.3			
Units A5 - A7 Wem Industrial Estate	0.9			
Whixall Marina Alders Lane Whixall	1.1			
PG Skips The Lowe Wem	2.0			
Brew Tower Noble Street Wem		0.2		
The Drayton Gate 2 Aston Street Wem		0.1		
Grange Park Shawbury Road Wem		0.4		
Unit C9 Wem Industrial Estate		2.0		
Mannings Farm Shawbury		1.0		
Sunnyside Farm Hadnall		0.4		
Benbow Bros. The Lodge Lee Brockhurst		0.3		

LOCATION	Reservoir Sites 2020 - 2025			Reservoir Supply 2020 - 2025
	Employment Areas	Committed Sites	Allocated Sites	
	HECTARES			
Central	**2**	**37**	**9**	**48**
Shrewsbury	**2**	**36**	**9**	
Royal Mail Centre Castle Foregate	1.0			
Grimme Retail Group 48-52 Ennerdaler Road	0.2			
SPEL Products Ltd Ennerdale Road	0.02			
Unit 1A March Way Battlefield Enterprise Park	0.4			
Unit 12 Sundorne Retail Park Featherbed Lane	0.4			
Eight Gables Battlefield	0.4			
Shrewsbury Business Park Phase 2		3.9		
Vanguard Way Plot 6 Battlefield Enterprise Park		0.6		
North of Harlescott Lane		0.8		
Former Village Hall Dorrington		0.2		
The Farriers Annscroft		0.2		
Wheatley Farm Battlefield		0.2		
Folly Farm Shrawardine		0.2		
SHREW198 Flax Mill St Michaels Street		1.0		
		0.2		
SHREW028/ELR066 SUE SOUTH (Oteley Road)		23		
SHREW028/ELR066 SUE SOUTH (Emstrey)		3.0		
ELR067 - SUE WEST (Churncote)		3.3		
ELR067 - SUE WEST (Oxon Business Park Phase 2)			4	
ELR006 - West of Battlefield Road			3	
ELR007 - East of Battlefield Road			2	
Minsterley & Pontesbury		**0.5**		
MIN002 / MIN015 - Hall Farm, East of Leigh Road, Minsterley		0.5		

LOCATION	Reservoir Sites 2020 - 2025			Reservoir Supply 2020 - 2025
	Employment Areas	Committed Sites	Allocated Sites	
	HECTARES			
South	**1**	**7**	**4**	**12**
Ludlow	**1.2**	**3**	**3.5**	
Ludlow Brewing Company, Station Drive Ludlow	0.4			
Esterform Packaging Company Ltd Burford	0.8			
Unit 4 Teleside Ludlow		0.05		
23-24 Corve Street Ludlow		0.08		
Middleton Court Middleton		0.6		
ELR059 - East of Eco-Park		2.4		
ELR058 - South of Sheet Road			3.5	
Bishops Castle		**2**		
ELR045 - Bishops Castle Business Park & Phase 2		1.8		
Church Stretton		**0.2**		
Middle Hill Farm Cardington Moor		0.2		
Cleobury Mortimer		**0.1**	**0.7**	
Wood Farm Boraston		0.06		
ELR140 - Land adj Cleobury Mortimer Industrial Estate			0.4	
ELR071 - Old Station Business Park			0.3	
Craven Arms		**1.4**		
Craven Arms Business Park Plot K		0.3		
Land at Callow Hill Road Craven Arms Business Park		0.3		
Border Holdings UK Ltd Grove Drive Wistanstow		0.9		

LOCATION	Reservoir Sites 2020 - 2025			Reservoir Supply 2020 - 2025
	Employment Areas	Committed Sites	Allocated Sites	
	HECTARES			
East	**3**	**4**	**7**	**14**
Bridgnorth	**1.8**	**2**	**6.7**	
SNG Barratt Group Stourbridge Road Bridgnorth	0.6			
Barn adjoining Allum Bridge Aleveley	0.17			
A V Birch Aldenham Business Park Acton Round	1.0			
Provac Holdings Ltd Faraday Drive Bridgnorth		0.11		
Land east of Faraday Drive Bridgnorth		0.09		
Arch Motor Services Cann Hall Road Bridgnorth		0.1		
Hollins Park Estates Ltd Quatford		0.1		
Barn Stanmore Farm Stanmore		0.01		
Building High Grosvenor Farm High Grosvenor		0.3		
The Crowgreaves, Crowgreaves		1.2		
ELR011a - Land at Tasley, south of A458			6.7	
Broseley	**1.6**			
Site of Oakley Arnold Cockshutt Lane Broseley	1.6			
Shifnal		**0.6**		
Land at Unit 20 Shifnal Industrial Estate Shifnal		0.15		
Unit 20A Shifnal Industrial Estate Shifnal		0.17		
Yew Tree Farm Crackley Bank		0.23		
Highley		**1.0**		
Factory New Road Highley		1.0		
Albrighton		**0.02**		
Site of McKeand & Smith Albrighton		0.01		
2 Lyncroft Albrighton		0.01		

Appendix 4: Hierarchy of Protected Employment Areas

Hierarchy of Protected Employment Areas

SHREWSBURY	Regeneration Opportunities	Source of Evidence	Location of Designation
Regional Sites			
Ditherington - Flax Mill	Yes	SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Sub-Regional Sites			
Emstrey - Shrewsbury Business Park		SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Harlescott - Battlefield Enterprise Park		SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Key Shropshire Sites			
Castlefields - Castle Foregate (East)	Yes	SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Harlescott - Centurion Park		SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Harlescott - Doncasters Airmotive		SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Harlescott - Former Cattlemarket		SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Harlescott - Lancaster Road Industrial Estate		SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Harlescott - William A Lewis & BT Complex	Yes	SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Meole - Longden Road Industrial Estate		SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Shelton - Oxon Business Park	Yes	SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Sundorne - Sundorne Trade Park (part)		SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Key Local Sites			
Monkmoor - Monkmoor Industrial Estate		SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Mixed Commercial Site			
Castlefields - Castle Foregate (West)	Yes	SEAS Phase 1: Shrewsbury	Policies Map S16: Inset 1
Monkmoor - Former Hathaways Site, Monkmoor Industrial Estate		Application 16/01327/OUT (5th Aug 2016)	Appeal Refusal APP/L3245/W/ 16/3159221 (3rd Feb 2017)

MARKET TOWNS / KEY CENTRES / RURAL SETTLEMENTS	Regeneration Opportunities	Source of Evidence	Location of Designation
Sub-Regional Sites			
Bridgnorth - Stanmore Industrial Estate		SEAS Phase 2: Market Towns and Key Centres	Policies Map S3: Inset
Market Drayton - Mullers & Tern Valley Business Park		SEAS Phase 2: Market Towns and Key Centres	Policies Map S11: Inset 1
Oswestry - Maes Y Clawdd and area		SEAS Phase 2: Market Towns and Key Centres	Policies Map S14: Inset 1
Whitchurch – Waymills and area		SEAS Phase 2: Market Towns and Key Centres	Policies Map S18: Inset 1
Key Shropshire Sites			
Bridgnorth - Bridgnorth Aluminium / Discovery Foils		SEAS Phase 2: Market Towns and Key Centres	Policies Map S3: Inset 1
Bridgnorth - Faraday Drive		SEAS Phase 2: Market Towns and Key Centres	Policies Map S3: Inset 1
Cleobury Mortimer - Muller England (UK) Ltd,		SEAS Phase 2: Market Towns and Key Centres	Policies Map S6: Inset 1
Ellesmere – Ellesmere Business Park		SEAS Phase 2: Market Towns and Key Centres	Policies Map S8: Inset 1
Ellesmere - Fulwood / Fabdec		SEAS Phase 2: Market Towns and Key Centres	Policies Map S8: Inset 1
Ludlow – Ludlow Business Park		SEAS Phase 2: Market Towns and Key Centres	Policies Map S10: Inset 1
Ludlow – Ludlow Eco Park		SEAS Phase 2: Market Towns and Key Centres	Policies Map S10: Inset 1
Ludlow - Weeping Cross Business Park		SEAS Phase 2: Market Towns and Key Centres	Policies Map S10: Inset 1
Market Drayton - Maer Lane and Bert Smith Way		SEAS Phase 2: Market Towns and Key Centres	Policies Map S11: Inset 1
Market Drayton - Sych Farm (Phase 1)		SEAS Phase 2: Market Towns and Key Centres	Policies Map S11: Inset 1
Minsterley - Muller Dairy & Rea Valley Foods		SEAS Phase 2: Market Towns and Key Centres	Policies Map S11: Inset 1
Oswestry - Whittington House		SEAS Phase 2: Market Towns and Key Centres	Policies Map S14: Inset 1
Key Local Sites			
Albrighton – Albrighton Business Park		SEAS Phase 2: Market Towns and Key Centres	Policies Map S1: Inset 1
Albrighton - Depots adjoining Fir Tree House		SEAS Phase 2: Market Towns and Key Centres	Policies Map S1: Inset 1
Bishops Castle - Bishops Castle Business Park		SEAS Phase 2: Market Towns and Key Centres	Policies Map S2: Inset 1
Bishops Castle - Love Lane Industrial Estate		SEAS Phase 2: Market Towns and Key Centres	Policies Map S2: Inset 1

MARKET TOWNS / KEY CENTRES / RURAL SETTLEMENTS	Regeneration Opportunities	Source of Evidence	Location of Designation
Bridgnorth - Stanley Lane		SEAS Phase 2: Market Towns and Key Centres	Policies Map S3: Inset 1
Broseley - Cockshutt Lane		SEAS Phase 2: Market Towns and Key Centres	Policies Map S4: Inset 1
Church Stretton - Long Mynd Business Park		SEAS Phase 2: Market Towns and Key Centres	Policies Map S5: Inset 1
Cleobury Mortimer - Employment Area and Brewery, Tenbury Road		SEAS Phase 2: Market Towns and Key Centres	Policies Map S6: Inset 1
Cleobury Mortimer - Old Station Yard, Neen Savage		SEAS Phase 2: Market Towns and Key Centres	Policies Map S6: Inset
Craven Arms - Britpart, The Grove		SEAS Phase 2: Market Towns and Key Centres	Policies Map S7: Inset
Craven Arms - Craven Arms Business Park		SEAS Phase 2: Market Towns and Key Centres	Policies Map S7: Inset 1
Craven Arms - Gateway / Drovers House		SEAS Phase 2: Market Towns and Key Centres	Policies Map S7: Inset 1
Craven Arms - Shrewsbury Road Industrial Estate		SEAS Phase 2: Market Towns and Key Centres	Policies Map S7: Inset 1
Highley - Netherton Workshops		SEAS Phase 2: Market Towns and Key Centres	Policies Map S9: Inset 1
Ludlow - Burway Trading Estate		SEAS Phase 2: Market Towns and Key Centres	Policies Map S1: Inset 1
Ludlow - Lloyds of Ludlow		SEAS Phase 2: Market Towns and Key Centres	Policies Map S10: Inset 1
Much Wenlock - Stretton Road		SEAS Phase 2: Market Towns and Key Centres	Policies Map S13: Inset
Oswestry - Traditional Products		SEAS Phase 2: Market Towns and Key Centres	Policies Map S14: Inset 1
Shifnal – Shifnal Industrial Estate		SEAS Phase 2: Market Towns and Key Centres	Policies Map S15: Inset 1
St Martin's - Bank Top Industrial Estate		Policy Consultation Response	Permission 17/00516/FUL (2nd May 2017)
Wem - Aston Road Business Park		SEAS Phase 2: Market Towns and Key Centres	Policies Map S17: Inset 1
Wem – Wem Business Park		SEAS Phase 2: Market Towns and Key Centres	Policies Map S17: Inset 1
Wem – Wem Engineering Centre		SEAS Phase 2: Market Towns and Key Centres	Policies Map S17: Inset 1
Wem - Wem Industrial Estate		SEAS Phase 2: Market Towns and Key Centres	Policies Map S17: Inset 1
Mixed Local Sites			
Broseley - Calcutts Lane		SEAS Phase 2: Market Towns and Key Centres	Policies Map S4: Inset 1
Craven Arms - Euro Quality Lambs / Morris Corfield		SEAS Phase 2: Market Towns and Key Centres	Policies Map S7: Inset 1