

## **5. MEETING HOUSING NEEDS**

Meeting housing needs, particularly needs for affordable housing, is a strategic objective and a major element of Priority 1 of the Sustainable Community Strategy. Delivery of the new housing development in the quantity and form necessary is fundamental to the sustainable communities policies of the Core Strategy. Key drivers for these policies are the demographic trends at work in Shropshire, the evidence of need for affordable housing set out in the sub-regional and local housing market assessments, the strategic housing requirements for Shropshire in the Regional Spatial Strategy, and the needs of individual towns and villages for additional housing of a range of costs and tenures as part of their development as communities and more sustainable places.

The Spatial Portrait set out in Section 2 draws on the joint evidence base for the Sustainable Community Strategy and the LDF and the West Housing Market Area Assessment, which highlight the demographic trends, housing needs and housing stock issues to be addressed, including the implications of an ageing population, and needs for affordable and specialist housing.

This chapter contains three policies relating specifically to housing, which complement the broader policies of the Sustainable Communities chapter:

- CS10 Managed Release of Housing Land*
- CS11 Type and Affordability of Housing*
- CS12 Gypsy and Traveller Provision*

### **CS10: MANAGED RELEASE OF HOUSING LAND**

The availability of housing land will be kept under review, maintaining a continuous supply of suitable sites to deliver the overall housing target. New housing sites identified in the Site Allocations and Management of Development DPD and suitable sites in the Strategic Housing Land Availability Assessment will be released for development having regard to:

- the need to maintain a 5 year supply of housing land
- the delivery of the levels of development required in each spatial zone
- priority for the re-use and development of brownfield sites on suitable sites in sustainable locations, while considering the need to retain local employment and sites of historic or ecological value, with the aim of achieving 60% of overall development on brownfield land
- the contribution that will be made towards improved infrastructure provision, including affordable housing.

**Development will be phased in five year time bands as follows:**

**2006/2011 – 1190 dwellings per annum**

**2011/2016 – 1390 dwellings per annum**

**2016/2021 – 1390 dwellings per annum**

**2021/2026 – 1530 dwellings per annum**

**EXPLANATION**

With the exception of Shrewsbury, Policy CS1 provides for similar overall rates of housing development to those experienced in Shropshire over the past 10 years, but development will be redistributed in order to promote the sustainable rural communities envisaged in the Spatial Vision. Shrewsbury will see higher levels of growth than in previous years, reflecting its status in the Regional Spatial Strategy as a Settlement of Significant Development and as Shropshire's Growth Point.

Policy CS10 sets out phasing measures in order to enable the managed release of housing land to meet targets in Policy CS1 and to provide some certainty over the timescales for development for residents, developers and infrastructure providers. The figures will be regularly reviewed, linked to monitoring through the Strategic Housing Land Availability Assessment (SHLAA) and the Five Year Housing Land Supply Statement.

Despite the downturn in the housing market since 2007, it is anticipated that Shropshire will achieve more rapid delivery than is envisaged at a regional level.

The Regional Spatial Strategy proposes indicative annual average targets for Shropshire for 5 year periods as follows:

	2006/11	2011/16	2016/21	2021/26	2006/26
Annual average	810	1,210	1,655	1,825	1,375

It anticipates that the majority of housing delivery will come forward in the later years of the plan period, with lower delivery rates up until 2016.

However, in Shropshire, completions that have taken place since 2006, together with the level of current committed planning permissions, allocated sites carried forward from the adopted Local Plans and sites identified as suitable for development in the SHLAA, suggest a more optimistic pattern of delivery in the first half of the plan period. Shropshire's Five Year Land Supply Statement for 2009 indicates that there is in excess of 6.6 years supply of deliverable housing land.

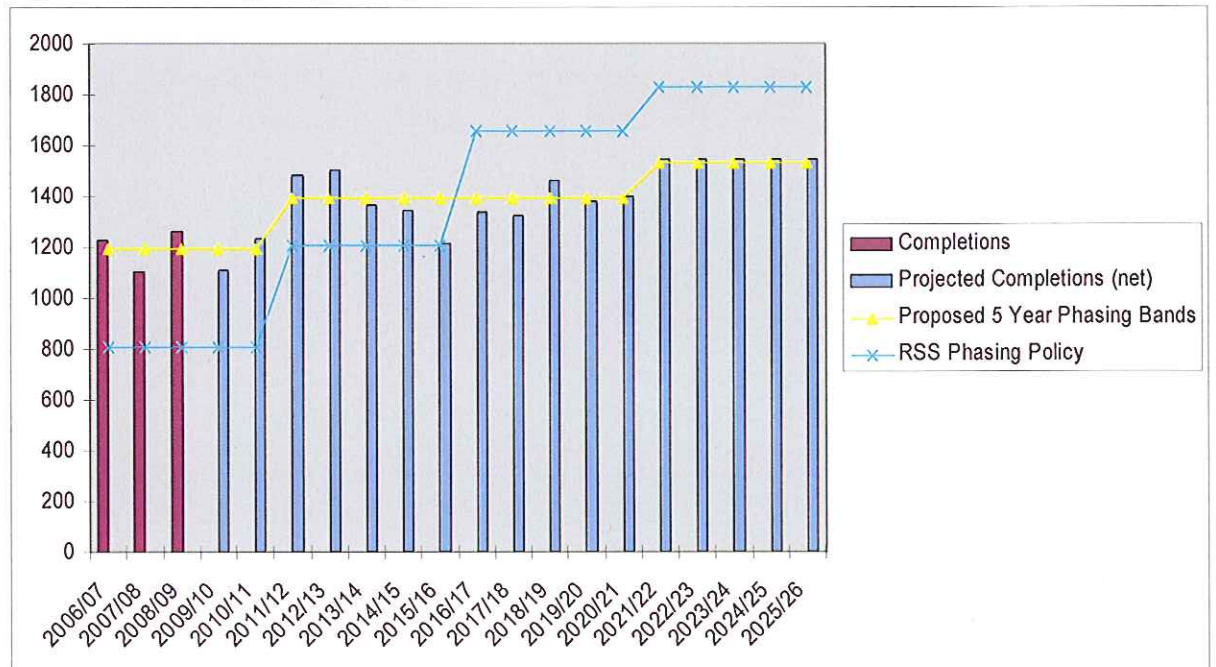
There will be a need to identify further housing land in order to meet housing requirements after 2016. These sites will be identified in the Site Allocations and Management of Development DPD with, where appropriate, phasing

requirements for individual sites. Sustainability criteria will be key in the allocation, phasing and release of sites. The SHLAA includes sites within settlements which have been accepted as potentially suitable for development, subject to planning permission, as well as broad locations with capacity for development for consideration through the LDF processes. These sites provide a pool from which suitable sites can be identified and released where required, both through the Site Allocations and Management of Development DPD and, for sites within settlements, the consideration of windfall applications. Some sites may be linked to particular infrastructure provision requirements which will determine the timing of release.

The development of brownfield sites is prioritised where available and deliverable in sustainable locations. The policy includes an overall target of 60% of development on previously developed sites. However, some development of greenfield sites will be necessary if the housing requirement is to be met, including major urban extensions in Shrewsbury and Oswestry, linked to the provision of infrastructure, and smaller scale greenfield housing land releases within and adjoining Shrewsbury, the Market Towns and other Key Centres, and some Community Clusters. Further information on the phases of release of land in Shrewsbury is given in Policy CS2.

Set out below is a chart showing the expected housing trajectory for Shropshire over the plan period:

**Figure 8: Housing Trajectory**



### **Key Evidence**

1. Regional Spatial Strategy for the West Midlands and its associated evidence base.
2. Shropshire 5 Year Housing Land Supply Statement
3. Past rates of housing development in Shropshire
4. Strategic Housing Land Availability Assessment
5. Shropshire Annual Monitoring Reports

### **Delivery & Monitoring**

This policy will be delivered by:

- the development management process;
- Preparation of the Site Allocations and Management of Development DPD;

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

- Preparation of Annual /monitoring Reports including Core Indicator H2 abc – Net additional dwellings and Core Indicator H3 - % of new and converted dwellings on previously developed land
- Annual Statements of Five Year Land Supply
- Annual SHLAA updates

## **CS11: TYPE AND AFFORDABILITY OF HOUSING**

To meet the diverse housing needs of Shropshire residents now and in the future and to create mixed, balanced and inclusive communities, an integrated and balanced approach will be taken with regard to existing and new housing, including type, size, tenure and affordability. This will be achieved by:

- Seeking housing developments which help to balance the size, type and tenure of the local housing stock.
- Seeking to achieve an overall target of 33% local needs affordable housing from all sources for the first five years of the plan period, comprised of 20% social-rented and 13% intermediate affordable housing. Subsequent targets will be set through the Housing Strategy for Shropshire. Individual schemes will encompass a mix of tenures including social-rented and intermediate housing, determined by the Council using the most recent information on housing needs at the local level.
- Ensuring that all housing developments are designed to be capable of adaptation to accommodate lifestyle changes, including the needs of the elderly and people with disabilities, and to achieve the Lifetime Homes standard.
- Supporting the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities, in appropriate locations and where there is an identified need.
- Ensuring 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. For all sites of 5 dwellings and above, the provision of affordable housing will be expected to be on site.
- Requiring residential conversion schemes in the countryside, where permitted under Policy CS5, except listed buildings, to contribute to the provision of local needs affordable housing on the basis of 50% of the cost of construction of equivalent affordable dwelling floorspace.
- Permitting exception schemes for local needs affordable housing on suitable sites in and adjoining Shrewsbury, Market Towns and Other Key Centres, Community Hubs, Community Clusters and recognisable named settlements, subject to suitable scale, design, tenure and prioritisation for local people and arrangements to ensure affordability in perpetuity.

## EXPLANATION

Appropriate housing mix and type, including tenure and affordability, are key to meeting housing needs and to developing mixed, balanced and inclusive communities. These are priorities of national, regional and Shropshire housing strategies. The priorities, action plans and programmes of the Housing Strategy for Shropshire address issues relating to the existing housing stock as well as future provision, and the Strategy is key to the delivery of a co-ordinated approach to housing across Shropshire. Policy CS11 aims to ensure that, through development management in particular, new housing development addresses these priorities, meeting general and specialist housing needs, both in the towns and the rural areas, including the need for affordable housing of a range of tenures. The need for agricultural, forestry and other occupational dwellings in Shropshire is addressed through the policy requirements of PPS7. Policy CS11 addresses the issue of an ageing population, which is particularly important in Shropshire, seeking to ensure that new housing development meets the Lifetime Homes Standard and that there is adequate provision of specialist accommodation, such as extra care housing. The design of housing to be adaptable to changing needs is one element of sustainable design and Policy CS6 sets out further requirements in this respect.

The annually updated Housing Market Assessment for Shropshire will provide the evidence required to inform the appropriate development of new housing schemes, giving information on existing housing stock and housing needs, with Shropshire divided into 13 Local Housing Market Areas. These area assessments will also inform the tenure mix of affordable housing developments, which will be determined on a site by site basis having regard to the existing stock in an area and information on local needs, and with reference to the priorities of the Housing Strategy.

The overall target for the provision of affordable housing from all sources set out in the policy (33%) is drawn from the requirements of the Regional Spatial Strategy. This puts forward a target for the West Housing Market Area of Shropshire and Herefordshire of 760 affordable homes per annum, which breaks down proportionally to give a target of 456 affordable homes per annum for Shropshire. This is 33% of the total annual housing provision proposed which, compared to that which has been achieved in the past under previous/current policy (15% over the last 5 years), represents an extremely demanding target but one that reflects the evidence of need and the high aspirations of the Shropshire Partnership to tackle the issue. Policy CS11 sets out Shropshire's approach to the provision of affordable housing linked to open market housing development and this, together with the new policy approach of enabling development of sustainable communities in the rural area, will enable an increasing proportion of affordable housing to be achieved over the plan period.

The separate targets set for social-rented (20%) and intermediate (13%) affordable housing are based on evidence of housing demand and need in the

West Midlands. Achievement of these targets will be through all sources of supply of affordable housing, so including directly funded schemes as well as provision linked to open market housing development.

Policy CS9 highlights the importance of affordable housing as 'infrastructure' and indicates the priority to be attached to contributions towards provision from all residential development. With regard to provision linked to open market housing development, Policy CS11 sets out an approach that is realistic, with regard to economic viability, but flexible to variations between sites and changes in market conditions over the plan period. This will be achieved through the application of the 'current prevailing target' rate to the calculation of the affordable housing contributions. The target is set through the Shropshire Viability Index, which identifies an initial rate based on an assessment of economic viability on a number of sites across Shropshire, and then applies an index, which tracks housing construction costs and house prices, to adjust the level of contributions on an annual basis. In addition, there will be a five yearly review of the viability assessment to allow for adjustment of the index to ensure that it remains fit for purpose. The initial assessment, the annual updates and the 5 yearly reviews are all carried out with the involvement of a panel of representatives from the development industry.

The Index has been developed to provide a robust, flexible approach in line with PPS3 guidance on the economic viability of affordable housing requirements. The Council's 2009 assessment of viability indicated an initial target for the negotiation of affordable housing provision of 20% on open market sites, but a current figure will be established for the Core Strategy at adoption.

The initial viability assessment has shown that site size is not critical to viability. In view of this, and with the clear evidence of high levels of need for affordable housing throughout Shropshire, the policy requires all open market developments creating additional dwellings, including sub-divisions and conversions, regardless of size, to make a contribution to provision. However, the approach of setting a target rate allows for negotiation with regard to individual sites, using an open book approach, where there are viability issues or other material considerations. Where a rate below the current prevailing target is agreed, the Council will include overage payment clauses in the Section 106 Agreement relating to the planning permission to secure a further contribution on completion of the development, being a payment to bring the contribution up to the target rate then applying, if economically viable following changes in market conditions or other circumstances.

Although seeking contributions from all developments regardless of size, the policy has regard to the practicalities of provision on small sites. While developments of 5 units and above will be expected to make provision on-site, for sites of less than 5 units, provision will be in the form of equivalent contributions towards provision elsewhere in the local area, unless the developers wish to make the provision on site. Where the calculation does not generate a requirement for a whole unit, the fractional contribution will also be towards provision off-site.

The policy provides that, where residential conversions in the countryside are permitted, including live-work proposals, these should also make a contribution, with a higher level sought (50% of construction costs for an equivalent residential floorspace) in view of the exceptional circumstances, being a location where new open market housing development would not otherwise be permitted, the end value of properties is high, and the scope for other developments able to provide further contributions will be limited. However, in view of the importance of the conservation of listed buildings, where residential conversion is permitted, no affordable housing contribution will be required in view of the associated higher conversion costs.

Policy CS11 also sets out a positive approach to the development of 'exceptions' schemes of 100% affordable dwellings. Subject to the suitability of sites and mechanisms to ensure that the housing remains as affordable housing for local needs in perpetuity, the policy permits schemes within and adjoining Shrewsbury, the Market Towns and Other Key Centres, Community Hubs and Community Clusters, and in other recognisable named settlements in the countryside. Exceptions schemes include sites for groups of dwellings and for single plots in accordance with the Council's detailed criteria and conditions. Whilst additional controls apply over development in the Green Belt in south eastern Shropshire as set out in Policy CS5, exceptions site developments may be permitted, in accordance with PPG2 and PPS3.

The measures set out in the policy aim to ensure the delivery of higher levels of affordable provision than have been achieved in the past throughout Shropshire, in both urban and rural areas. However, Policy CS11 is closely linked with the Strategic Approach (Policy CS1) and particularly with Policies CS4 and CS5, which limit the type of developments permitted in the rural areas – in Community Hubs and Clusters and in the open countryside. These policies, together, aim to ensure that the development that does take place in the rural areas is of community benefit, with local needs affordable housing a priority.

The delivery of affordable housing will be kept under review to monitor the effectiveness of the policies, and with reference to local and sub-regional housing market and housing needs assessments.

### **Further Detail**

Further detail on the operation of the policy, particularly in relation to the affordable housing provision elements, will be set out in a Supplementary Planning Document. Until then, the adopted Shropshire Interim Planning Guidance on Affordable Housing will be a material consideration in the determination of planning applications alongside saved Local Plan policies.



### **Key Evidence**

1. West HMA Strategic Housing Market Area Assessment 2008
2. Affordable Housing Viability Study (Fordham Research 2009)
3. Shropshire Planning and Land Use Monitoring
4. Shropshire Annual Monitoring Report 2008-9 (December 2009).
5. West Midlands Regional Spatial Strategy (Phase II Revision)
6. Shropshire Housing Strategy 2009 – 2011
7. Technical Advice Note 6 – Agricultural and Rural Development

### **Delivery & Monitoring**

This policy will be delivered by:

- The development management process;
- Site Allocations and Management of Development DPD;
- Affordable Housing Supplementary Planning Document.

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

- The number of affordable housing units delivered: Core Indicator H5, NI 155 and associated LAA indicator.
- A breakdown of the number and percentage of new dwellings completed by tenure, type and size.
- The number of new units completed specifically for the ageing population.
- Reviews of the Strategic and Local Housing Market Area Assessments data to examine whether the mix of dwellings and tenures required is reflected within the policy.

## **CS12: GYPSY AND TRAVELLER PROVISION**

The accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met, as part of addressing the housing needs of all sectors of the community, by:

- Allocating sites to meet identified needs having regard to national and regional site selection criteria and best practice guidance;
- Supporting suitable development proposals for larger sites (5 pitches and over) close to Shrewsbury, the market towns and key centres, and community hubs and community clusters;
- Supporting suitable development proposals for small exception sites (under 5 pitches) in accordance with Policy CS5, where a strong local connection is demonstrated;
- Identifying a site for Travelling Showpeople in North-West Shropshire;
- Ensuring that all sites are reasonably accessible to services and facilities, incorporate suitable design and screening, have suitable access and areas for manoeuvring caravans and parking for all essential uses, make provision for essential business uses and recreational facilities and often respects comply with the requirement of policy CS6 and critical infrastructure provision of policy CS9 where appropriate.

### **EXPLANATION**

Accommodation needs for gypsies, travellers and travelling showpeople have been assessed sub-regionally, providing a baseline for future site provision. Requirements identified in the sub-regional Gypsy and Traveller Accommodation Assessment (GTAA) have informed emerging Regional Spatial Strategy targets for Shropshire and an approach of meeting these needs where they arise. Significant progress has already been made in addressing the requirements identified in the GTAA. Through the Core Strategy, Shropshire aims to facilitate provision for the remaining 79 residential pitches, a transit site and one site of around 4 plots for Travelling Showpeople in the period leading up to 2017. It is intended that new pitch provision should be balanced between public and private sites with half or more of the requirement being met by Gypsies and Travellers themselves. Provision of new sites, will be largely made in the Site Allocation Management of Development DPD. This pro-active approach will provide greater certainty in meeting the Gypsy and Traveller accommodation needs throughout Shropshire whilst providing the greatest opportunity for public engagement and community cohesion and support. However, Policy CS12 also sets out a positive approach to meeting the accommodation needs of individuals and

families through the encouragement and consideration of development proposals as they arise.. This wider sensitive approach, as set out in the Shropshire Housing Strategy, will help to facilitate the provision of more private sites including where appropriate, consenting currently unauthorised sites as a way of responding to the identified need. We will provide help and guidance to Gypsy and Traveller families in understanding the planning process and making their applications and be open with the settled community about the benefit of integration.

Gypsy and Travellers are currently defined in Circular 01/2006 as "persons of nomadic habit of life whatever their race or origin", This definition however excludes people choosing to live in caravans as a lifestyle decision.

Meeting the diverse needs of our communities positively means ensuring that matters of prejudice and race have no place in planning for a mixed and balanced community and so proposals for pitches and sites will be subject to the same general development criteria as any other type of development. This will mean that sites should not be located in sub-standard and unsuitable locations, are well connected to communities and acceptable in terms of landscape and other potential impacts. To promote sustainable lifestyles and communities, sites should be reasonably accessible to facilities and services. However, it is accepted that sites requirements differ for Gypsies and Travellers and we shall seek to recognise and accommodate difference in the site development guidance applied, recognising, for example, that new traveller site needs may be quite informal and Showmen's plots have to accommodate their business.

#### **Key Evidence**

1. Gypsy and Traveller Accommodation Assessment (2007)
2. Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites
3. Designing Gypsy and Traveller Sites. A good practice guide (2008)

#### **Delivery & Monitoring**

This policy will be delivered by:

- The development management process;
- Preparation of the Site Allocations and Management of Development DPD ;
- Local Implementation Plan
- Working with Gypsy and Traveller liaison officers
- Cross boundary working with other Local Authorities to ensure a successful approach. This is achieved through a sub-regional working group made up of Shropshire, Herefordshire, Telford and Wrekin and Powys Councils.

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

- Core Output Indicator H4 – Net additional Gypsy and Traveller Pitches

## 6. A PROSPEROUS ECONOMY

Enterprise and growth is a key priority of the Sustainable Community Strategy, with the aspiration that Shropshire's economy will be dynamic and modern with an enterprise culture that attracts investors and skilled workers. Traditionally Shropshire's main areas of economic activity were based around agriculture, manufacturing, quarrying and mining. The economy has since evolved and diversified to become predominantly service based with significant growth potential in areas such as enterprise and innovation, environmental technologies, food and drink and the creative industries. Shropshire's environment and the quality of life it has to offer are part of the unique appeal for both new businesses starting up and existing businesses wishing to expand.

The Spatial Portrait set out in Section two provides a broad overview of the structure of the Shropshire economy. Although the general picture is not necessarily unique to Shropshire and reflects the characteristics one would expect of many rural areas, the information presented does provide an indication of Shropshire's relative strengths and weaknesses and some of the issues and challenges that need to be addressed. Key concerns include the need to attract and retain young people, increasing the number of jobs in higher paid sectors and increasing the level and range of skills and employment.

This Core Strategy has been prepared against a backdrop of a global economic recession, where the effects on both the UK and the Shropshire economy have been all too evident. While there are some indications that things are beginning to improve, the prospects for a sustained period of recovery still remain uncertain. The message from the Government is, however, clear in that it expects local authorities to plan for the economic upturn and help the economy to recover. The need to plan for a prosperous Shropshire economy is therefore more important than ever.

This chapter contains four related policies to support the development, diversification and growth of the Shropshire economy:

- CS13 Economic Development, Enterprise and Employment*
- CS14 Managed Release of Employment Land*
- CS15 Town and Rural Centres*
- CS16 Tourism, Culture and Leisure*

### **CS13: ECONOMIC DEVELOPMENT, ENTERPRISE AND EMPLOYMENT**

**Shropshire Council, working with its partners, will plan positively to develop and diversify the Shropshire economy, supporting enterprise,**

and seeking to deliver sustainable economic growth and prosperous communities. In doing so, particular emphasis will be placed on:

- Promoting Shropshire as a business investment location and a place for a range of business types to start up, invest and grow, recognising the economic benefits of Shropshire's environment and quality of life as unique selling points which need to be valued, conserved and enhanced
- Raising the profile of Shrewsbury, developing its role as the county town, growth point and the main business, service and visitor centre for the Shropshire sub-region, in accordance with Policy CS2
- Supporting the revitalisation of Shropshire's market towns, developing their role as key service centres, providing employment and a range of facilities and services accessible to their rural hinterlands, in accordance with Policy CS3
- Supporting the development and growth of Shropshire's key business sectors and clusters, in particular: environmental technologies; creative and cultural industries; tourism; and the land based sector, particularly food and drink production and processing
- Planning and managing a responsive and flexible supply of employment land and premises comprising a range and choice of sites in appropriate locations to meet the needs of business, with investment in infrastructure to aid their development or to help revitalise them
- Supporting initiatives and development related to the provision of higher/further education facilities which offer improved education and training opportunities to help raise skills levels of residents and meet the needs of employers
- Supporting the development of sustainable transport and ICT/broadband infrastructure, to improve accessibility/connectivity to employment, education and training opportunities, key facilities and services
- Encouraging home based enterprise, the development of business hubs, live-work schemes and appropriate use of residential properties for home working
- In rural areas, recognising the continued importance of farming for food production and supporting rural enterprise and diversification of the economy, in particular areas of economic activity associated with agricultural and farm diversification, forestry, green tourism and leisure, food and drink processing, and promotion of local food and supply chains. Development proposals must accord with Policy CS5.

## EXPLANATION

This over-arching policy on economic development seeks to address the key issues and challenges facing the Shropshire economy, help develop its strengths and exploit the main opportunities that exist, taking into account wider issues associated with the sustainability of rural communities. The policy takes its lead from the Shropshire Sustainable Community Strategy (2009 -2020), the Shropshire Business Board Business Plan (Shaping our Future - 2009-2012) and the Council's Corporate Plan (2009-2013) and outlines the economic development priorities the Council and its partners will focus on.

Policy CS13 provides a positive planning policy framework which aims to support sustainable economic development, the growth of existing businesses and the fostering of new enterprise to provide a wider range of higher skilled, better paid employment opportunities, helping communities across Shropshire to become more prosperous and resilient.

The overall scale of economic growth being planned for through the Core Strategy is influenced by guidance in the Regional Spatial Strategy, particularly in terms of employment land provision and development targets for Shrewsbury. With regard to type of economic activity, the emphasis is on meeting local needs, helping businesses to start up, become established and grow, and supporting the development and representation of growth sectors. Key business sectors being targeted by the Council include environmental technologies, creative industries, tourism, and the land based sector, in particular food and drink.

The environmental technologies and services industry within Shropshire is diverse, and growing rapidly with a strong cluster of over 200 businesses within the sector. The areas of environmental consultancy, waste management and energy efficiency/renewable energy show the highest growth. UK and EU environmental policy and regulations, climate change and rising energy costs are strong drivers for future growth. Shropshire has a large and diverse creative industries sector with an estimated 2,280 creative businesses. The Shropshire offer of a genuine work/life balance is particularly attractive to this sector with approximately 33% of all businesses being self employed and 43% working from home. The County is home to a significant number of national food and drink producers and many major food processors. The region's first Food Enterprise Centre has been developed as part of the Shropshire Food Enterprise Park at Battlefield in Shrewsbury, dedicated to encouraging the growth of food and drink businesses.

Promoting a sustainable pattern of development in line with the spatial strategy will inevitably mean that most of the economic development that takes place in Shropshire will be concentrated in Shrewsbury, the market towns and key centres. However, in rural areas, in countryside away from settlements, it is important to recognise that small-scale economic development, agricultural and non-agricultural farm diversification schemes, green tourism and leisure are areas of economic activity for which policy

provision needs to be made. In accordance with Policy CS5, any development proposals in the countryside should be consistent in their scale and impact with the character and quality of their location.

Supporting the development of home based enterprise is a further priority reflected in Policy CS13. Further details of the Council's policy approach to the development of live-work schemes and the use of residential properties for home working will be set out in the Site Allocations and Management of Development DPD.

The Council's policy approach to economic development reflects Government advice in PPS4: Planning for Prosperous Economies and the current regional policy framework provided by the West Midlands Regional Spatial Strategy (Phase Two Revision) and the West Midlands Economic Strategy (Connecting to Success), which are aligned in supporting sustainable economic growth, the modernisation and diversification of the economy and, in the rural west, securing a rural renaissance focussing on Shrewsbury, Shropshire's market towns and the surrounding rural areas within the Rural Regeneration Zone. In addition the Council is seeking to respond to the growing consensus which recognises the opportunities to pursue a more positive approach to rural economic development as promoted by the Matthew Taylor Review of the Rural Economy and Affordable Housing (Living Working Countryside 2008) and the Report of the Rural Advocate (England's Rural Areas: Steps to Release their Economic Potential 2008).

**Key Evidence:**

1. Shropshire 2008 - Sustainable Community Strategy Evidence Base
2. Shropshire Economic Assessment 2008
3. Employment Land Reviews (Bridgnorth 2005, Oswestry 2006, North Shropshire 2007, Shrewsbury & Atcham 2005 & Employment Sites Assessment 2007, South Shropshire 2007)
4. Retail Studies (Bridgnorth 2006, Oswestry 2008, North Shropshire 2008, Shrewsbury & Atcham 2006, South Shropshire 2007)
5. Annual Monitoring Report (2008-2009)
6. Consultation Responses – Economy Topic Paper (2008), Issues & Options (2009), Policy Directions (2009)

**Delivery & Monitoring**

This policy will be delivered by:

- The development management process
- Preparation and implementation of the Site Allocations and Management of Development DPD
- Implementing the Sustainable Community Strategy, Shropshire Business Board Business Plan and other economy/regeneration based strategies

and action plans such as Shrewsbury Vision and the Market Town Revitalisation Programme.

- Working with partner organisations, funding bodies, businesses and developers

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

- Number of new businesses setting up in Shropshire – VAT registrations
- Amount of employment floorspace developed by type and location
- Number of completed developments addressing identified priorities



#### **CS14: MANAGED RELEASE OF EMPLOYMENT LAND**

**A strategic supply of employment land and premises will be identified and managed to deliver around 290 hectares of employment development from 2006 to 2026 which will be distributed in accordance with the strategic approach in policy CS1.**

**This strategic supply of employment land and premises will satisfy the employment needs of the different locations in the settlement strategy in accordance with Core Policies CS2 – CS5 inclusive.**

**A suitable portfolio of employment land and premises will be identified and maintained to provide a range and choice of sites in terms of their quality, accessibility, type and size which will comprise:**

- sites above 0.1ha as the threshold for the strategic land supply;**
- developable land currently committed for employment use;**
- employment land and premises allocated to meet the longer term employment land requirement including sites of sub-regional significance;**
- dedicating land and premises for the use of key local employers;**
- appropriate allowances for local economic development opportunities.**

**The portfolio of employment land and premises will be supported by:**

**protecting existing strategic employment land and premises to secure these sites for employment uses;**

**safeguarding sufficient land to facilitate the delivery of:**

- other strategic development objectives including town centre uses in policies CS2 and CS15 and waste infrastructure in policy CS19 subject to relevant policy tests including the protection of town centre vitality and viability;**
- other land uses which contribute to the creation and maintenance of sustainable communities in policy CS6 and CS8;**
- ancillary facilities, services or uses which support enterprise and economic growth especially in employment developments.**

**The portfolio of employment land and premises will be identified and managed in accordance with national guidance to principally satisfy the employment requirements in the RSS;**

**The portfolio of employment land will be delivered using a managed Reservoir which will comprise:**

- a rolling 5 year strategic land supply of 72 hectares comprising readily available employment commitments and allocations;**
- the initial Reservoir will largely comprise the developable supply of committed land and premises;**

**the Reservoir will be reviewed annually through the Annual Monitoring Report to support economic development but:**

**the Reservoir will also allow other land and premises to come forward to support the Core Strategy objectives.**

## EXPLANATION

This policy contributes to the strategy to create a prosperous Shropshire economy set out in the objectives of policy CS13. The objectives to provide sufficient employment land and premises and to identify an appropriate distribution in Shropshire are taken from draft PPS4: Planning for Prosperous Communities to promote sustainable economic growth, a sustainable pattern of development and to protect the countryside so it may be enjoyed by all.

The amount of development and the range of principal employment uses are derived from the West Midlands Regional Spatial Strategy (RSS) but the market demands expressed within the Shropshire economy may not be wholly defined by these uses.

The RSS recommends Shropshire plan for 288 hectares of land to be developed from 2006 to 2026 (target rounded to 290 ha for delivery through the Core Strategy). Table 1 identifies progress to date and the requirement for new land in the Site Allocations and Management of Development DPD (SAMD). The Table identifies a minimum requirement for 87ha of new land to be added to the existing employment land portfolio. This is dependent on the developability of existing commitments and the need to identify sufficient land to deliver the overall employment requirement.

**Table 4 : Employment Land Requirement 2006 - 2026 and Current Supply**

	(ha)
Employment development from 2006 - 2026 must deliver :	<b>290</b>
Development between 2006 - 2008 has delivered :	<b>37</b>
ranked by Spatial Zone (> 0.1ha) :	
Shrewsbury	12.2
& Rural Central	2.0
North East	9.4
East	5.1
North West	4.3
South	3.7
	<b>total 36.7</b>
Committed development @ April 2008 could deliver :	<b>166</b>
ranked by Spatial Zone (> 0.1ha) :	
North East	46.0
Shrewsbury	37.6
& Rural Central	12.4
North West	37.7
East	16.8
South	15.9

---

total (and current Reservoir 2006 - 2011) 166.2

**NEW PROVISION MUST DELIVER AT LEAST : 87**

A portfolio of land and premises will be identified to provide a range and choice of opportunities to meet the longer term requirements of the economic strategy set out in policy CS13. A Reservoir of 72 hectares will be provided as a buffer stock of readily available land and premises which will be maintained at all times.

The distribution of the strategic employment land supply is described in policy CS1 to support the strategic approach. The portfolio will support the provision of important town centre uses in edge of centre and out of centre locations especially in Shrewsbury with its recognised physical constraints where the requirements of policy CS15 are fully satisfied. Other important land uses including waste infrastructure, important community services and facilities and ancillary uses within employment developments will also be accommodated.

Shrewsbury will be supported as the sub-regional centre and principal investment and employment location in relation to policy CS2. Oswestry will be promoted as the principal market town in the north west of the County, a key centre in The Marches and a gate way to other regions including Wales and the north west. Oswestry has been affected by land supply constraints which will be addressed by the strategic location at Mile End West as set out in policy CS3 and the delivery of land in other locations around the town. The other market towns of Market Drayton, Whitchurch, Ludlow and Bridgnorth will similarly be provided for by supporting key employers with the potential for growth, areas of potential investment demand and to reinforce quality business environments and other opportunities.

The promotion of rural economic development is also key to the strategic approach. This will be supported by smaller allocations and appropriate allowances to promote rural enterprise including the growth of key rural employers, development in smaller settlements, rural building conversion and agricultural diversification as set out in policies CS3 – CS5.

The portfolio will comprise sites above a minimum threshold of 0.1ha. This will still permit small scale developments (i.e. extensions and ancillary developments) and facilitate the growth of micro-businesses to encourage local enterprise and home working without undue restrictions. The key consideration for the portfolio will be to assure the developability of the land allocated for employment development. Land and premises must be suitable for employment use and be readily available on the adoption of the SAMD or be readily available before 2026.

In accordance with draft PPS4 policy EC1 the need to ensure an adequate supply of premises will also be addressed through specific allocations and also by protecting the existing supply of strategic employment sites.

The Reservoir of readily available land will be refreshed annually to achieve the Core Strategy objectives and the SAMD will describe this process in more detail. However, an early consent for strategic land will normally be granted where this will assist the process of making land readily available to the market.

**Key Evidence:**

1. Employment Land Provision : Background Paper (Revised March 2009 WMRA RSS Phase 2 Revision.
2. Panel Report : Examination in Public of the RSS Phase 2 Revision (September 2009)
3. Bridgnorth Employment Land Study: Atkins for Bridgnorth District Council (2005)
4. North Shropshire Employment Land Study: BE Group for North Shropshire District Council (2007)
5. Oswestry Employment Land Study: BE Group for Oswestry Borough Council (2006);
6. Delivering a Major Employment Site in Oswestry: ARUP for Shropshire Council (2009);
7. Oswestry Employment Sites Assessment (Draft): BE Group for Oswestry Borough Council (2008)
8. Shrewsbury and Atcham Economic Assessment and Employment Land Study: BE Group for Shrewsbury and Atcham Borough Council (2005);
9. Shrewsbury and Atcham Offices Study: BE Group for Shrewsbury and Atcham Borough Council (2007);
10. South Shropshire Employment Land Review: Nathaniel Lichfield and Partners for South Shropshire District Council
11. Regional Employment Land Study (2008) West Midlands Regional Assembly

**Delivery & Monitoring**

This policy will be delivered by:

- preparation of Site Allocations and Management of Development DPD;
- master planning of strategic locations in Shrewsbury and Oswestry;
- maintenance of a Reservoir of 72ha of readily available land in partnership with other interested parties;
- investment to bring forward constrained employment land to the market in partnership with other interested parties;
- development management process.

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

- area and floor space of Class B land developed each year by type shown as rolling contribution to requirement for 290 hectares in the period to 2026 including Core Output Indicators BD1 and BD2;
- area of Class B land developed below 0.1ha and distribution in relation to the requirements of policies CS2 – CS5.
- area of strategic supply of employment land and premises developed each year for non-Class B uses by type as a rolling loss in the period to 2026;
- area of strategic supply of employment land and premises committed for development by type in Core Output Indicator BD3;
- annual change in the readily available supply of employment land and premises (Regional Employment Land Study).

## **CS15: TOWN AND RURAL CENTRES**

Development and other measures will maintain and enhance the vitality and viability of Shropshire's network of town and rural centres, and, within the context of the strategic approach (policies CS1-CS5), support the delivery of appropriate comparison and convenience retail; office; leisure; entertainment and cultural facilities.

In accordance with national planning policy, town centres will be the preferred location for new retail, office and other town centre uses.

Shrewsbury, the *strategic centre*, will be the preferred location for major comparison retail, large scale office and other uses attracting large numbers of people. Provision will be made for the following amounts of additional floorspace to be developed:

- 50,000 m<sup>2</sup> gross comparison retail floorspace (2006 – 2021)
- 30,000 m<sup>2</sup> gross comparison retail floorspace (2021 – 2026)
- 20,000 m<sup>2</sup> gross office floorspace provision (2006 – 2026)

In delivering these targets priority will be given to identifying and delivering town centre and edge of centre redevelopment opportunities before less central locations are considered. The Riverside and West End regeneration areas are considered to be the main opportunities for improving the offer for retail and office uses within the town centre.

The market towns of Oswestry; Market Drayton; Whitchurch; Ludlow; and, Bridgnorth will act as *principal centres* to serve local needs and the wider service and employment needs of communities within their respective spatial zones. Appropriate convenience and comparison retail, office, and other town centre uses will be permitted to support these roles.

The key centres of Albrighton; Bishops Castle; Broseley, Church Stretton; Cleobury Mortimer; Craven Arms; Ellesmere; Highley; Much Wenlock; Shifnal; and Wem, and the combined key centre of Minsterley and Pontesbury will act as *district centres* within their respective spatial zones, serving the needs of their immediate rural hinterlands.

Where appropriate to the role and function of each identified centre, development will be encouraged to:

- Support a balanced approach to the planned level of housing and employment growth for each town;
- Support improvements to the accessibility of town centres, including from surrounding rural areas;
- Positively contribute to the delivery of wider investment, regeneration and town centre management strategies;
- Positively contribute to the mix and diversity of uses within town centres,

**without undermining their primary retail function;**

- **Support the appropriate re-use or regeneration of land and premises;**
- **Consolidate and improve the role and function of existing neighbourhood centres**

**The rebalancing of rural settlements will be supported by the protection and improvement of existing day to day services and facilities within Shropshire's network of villages. Proposals for new services and facilities that make a positive contribution towards the ability of a settlement to act as a community hub, or as part of a wider community cluster will be encouraged.**

### **EXPLANATION**

Nationally, many town centres are facing challenging economic times, having been harmed by the global recession starting in 2008 and the increasing trend towards alternative ways of shopping. This policy aims to proactively support a diverse network of centres by providing a positive framework for the development of town centre uses in the Site Allocations and Management of Development (SAMD) DPD, and in the assessment of relevant planning applications. In doing so the policy supports Shropshire's Sustainable Community Strategy (SCS) by promoting a resilient and adaptable approach to economic growth.

In setting this framework the policy clearly prioritises the 'town centres first' approach to development. This approach not only recognises the key role town centres have in driving local economies, but also the contribution this has on achieving inclusive and environmentally sustainable communities. In applying this approach, national planning guidance contained in PPS4 covering the sequential and impact tests will be followed for relevant planning proposals. Further planning policy advice in the West Midlands Regional Spatial Strategy (WMRSS) will also be considered where appropriate, particularly policies PA11 – PA13.

The policy identifies Shrewsbury's role as a strategic and sub-regional centre and provides important support to the overall development strategy for the town, detailed in Policy CS2. In supporting both the enhancement of the town centre and the delivery of the identified retail and office targets, the Riverside and West End areas are identified as clear redevelopment priorities. The delivery of the policy's preference for town centre development will rely upon the realistic availability of sites, along with the delivery of the 'Shrewsbury Vision' regeneration programme. These factors will be considered when allocating sites for retail and office development in the SAMD DPD, and in applying the sequential assessment of development proposals.

In supporting Shrewsbury's wider growth priorities and where sequentially acceptable, development which supports the enhancement and expansion of the existing retail parks at Meole Brace and Sundorne will be favoured in

fulfilling a proportion of the overall comparison retail target until 2026. In supporting the Council's approach to the release of employment land in policy CS14 as well as Shrewsbury's Development Strategy in policy CS2, edge of centre locations close to the town centre which offer opportunities for the beneficial redevelopment of sites will be encouraged. Where sequentially acceptable, the priority for additional out of centre office development will be to locate development within or adjoining existing business parks. The delivery of the retail and office targets in Shrewsbury will be monitored through the Annual Monitoring Report (AMR) each year.

Beyond Shrewsbury, Shropshire's network of market towns will each provide a key role in providing new shopping, office and other town centre uses. Development in these towns will help support the continued vitality of settlements and support investment opportunities proposed in the Council's emerging Revitalisation Programme for Market Towns. The focus on the five principal centres will enable the provision of significant town centre facilities to a wide catchment area within each spatial zone, enabling the maintenance of a multi-centred county. The principal centres will be the preferred location for a range of higher order facilities and services. In doing so, new development will benefit from existing infrastructure and services and utilise the critical mass of population.

Smaller towns or key centres provide an important service role for both local communities and their rural hinterlands. The policy positively encourages appropriate 'town centre' development in the identified key centres in order for them to enhance this role and to enable greater self containment. Proposals to extend town centre businesses or to develop day-to-day comparison retail will generally be viewed favourably provided that development does not adversely affect the ability of the principal centres to fulfil their key roles within their respective spatial zones. The towns identified vary in their size, function and catchment areas, and many have constraints. The policy acknowledges this by taking account of the planned level of growth of each centre as a significant consideration in the assessment of need for additional town centre development.

The respective retail assessments for each former District / Borough area have identified priorities and opportunities within each of the Principal and District centres, and policy CS3 provides an overview of each town's main characteristics. Development in these town centres should look to enhance these identified assets and be of a scale suitable to their planned role and function.

The policy also recognises the important role rural centres have on many communities in Shropshire, especially as a means for local people to access a range of day to day services such as post offices, shops, and public houses. The protection and enhancement of existing facilities will be achieved through a variety of measures including resisting the inappropriate change of use of community facilities (supported by policy CS8) and through utilising opportunities to develop additional facilities in identified community hubs and clusters (supported by policy CS4). Innovative measures will be encouraged



to deliver services, such as community based projects; the multi-use of community buildings; and, the use of ICT technologies where available. Local evidence of need, to be collected in the identification of community hubs and clusters for the SAMD DPD, will be used as a basis for identifying the service requirements of Shropshire's rural communities.

More detailed policy guidance supporting the implementation of this policy, will be developed in the Site Allocations and Management of Development DPD, including:

- A definition of the extent of the town centres for each identified centre;
- The identification of the principal shopping areas and primary and secondary retail frontages in Shrewsbury and the principal service centres
- The identification and allocation of sites for town centre uses.

#### **Key Evidence**

1. Shrewsbury Retail Capacity Study – White Young Green (Sept 2006 update)
2. Shrewsbury Offices Study – BE Group (Feb 2007)
3. North Shropshire Town Centre Health Check and Retail Assessment 2008-2026 – White Young Green (Nov 2008)
4. South Shropshire District Retail and Leisure Study – White Young Green (July 2007)
5. Bridgnorth District Council Retail Study 2006 – 2021 – White Young Green (August 2006)
6. Oswestry Retail Study Update – Nathaniel Lichfield and Partners (December 2008)
7. Shropshire Council Shop Survey – 2009 update
8. Rural Centres Study - Roger Tym and Partners (2006)
9. RSS Phase 2 Preferred Option Town and City Centres Background paper – March 2009
10. RSS Phase 2 Panel Report – Sept 2009

#### **Delivery & Monitoring**

This policy will be delivered by:

- The planning application process;
- Preparation of the Site Allocations and Management of Development DPD;
- Shrewsbury town centre strategy and action/master plans;
- Shrewsbury Growth Point delivery programme, including Shrewsbury Vision;
- Proposed Council Revitalisation Programme for Market Towns
- Local Transport Plan for Shropshire 2006-2011 and Shrewsbury Integrated Transport Strategy

- Consideration of community aspirations in community hubs and clusters through policy CS4

The following Core Output Indicators will be used to monitor the effectiveness of the policy:

- Amount of retail (A1), office (B1a and A2) and leisure (D2) development in each identified centre;
- The percentage within town centres

## **CS16: TOURISM, CULTURE AND LEISURE**

To deliver high quality, sustainable tourism, and cultural and leisure development, which enhances the vital role that these sectors play for the local economy, benefits local communities and visitors, and is sensitive to Shropshire's intrinsic natural and built environment qualities, emphasis will be placed on:

- Supporting new and extended tourism development, and cultural and leisure facilities, that are appropriate to their location, and enhance and protect the existing offer within Shropshire.
- Promoting connections between visitors and Shropshire's natural, cultural and historic environment, including through active recreation, access to heritage trails and parkland, and an enhanced value of local food, drink and crafts.
- Supporting development that promotes opportunities for accessing, understanding and engaging with Shropshire's landscape, cultural and historic assets including the Shropshire Hills AONB, rights-of-way network, canals, rivers and meres & mosses. Development must also meet the requirements of *Policy CS17*.
- Supporting appropriate regeneration schemes and tourism development proposals that seek to enhance the economic, social and cultural value of canals and heritage railways including:
  - Shropshire Union Canal
  - Shropshire Union Canal - Llangollen branch
  - Shropshire Union Canal - Montgomery branch
  - The Severn Valley Railway
  - The Cambrian Railway
- Promoting and preserving the distinctive historic, heritage brand and values of Shrewsbury, the market towns and rural areas.
- Supporting schemes aimed at diversifying the rural economy for tourism, cultural and leisure uses that are appropriate in terms of their location, scale and nature, which retain and enhance existing natural features where possible, and do not harm Shropshire's tranquil nature.
- Development of high quality visitor accommodation in accessible locations served by a range of services and facilities, which enhances the role of Shropshire as a tourist destination to stay. In rural areas, proposals must be of an appropriate scale and character for their surroundings, be close to or within settlements, or an established and viable tourism enterprise where accommodation is required. Where possible, existing buildings should be re-used (development must also accord with *Policy CS5*).

### **EXPLANATION**

Sustainable tourism, and high quality cultural and leisure development can deliver wide ranging benefits for Shropshire by contributing to a successful visitor economy; providing a potential focus for regeneration; supporting the

quality of life of local communities; and promoting social inclusion. Within Shropshire, tourism is a key local economic sector which generates around £457m a year from around nine million visits and supports around 8,786 full time job equivalents. Along with cultural and leisure development these sectors can play a significant role in ensuring the economic prosperity of Shrewsbury and the market towns. Appropriate tourism development, in particular, can also potentially help sustain rural services and facilities, particularly where they are connected, and contribute towards rural regeneration and community benefit.

The policy seeks to promote increased participation in cultural activities, appropriate leisure development, and the further development of a green tourism market that draws on, and develops, the interaction of man with the produce, heritage and landscape of Shropshire. It is vital this is achieved without detracting from the intrinsic beauty and tranquillity which Shropshire is renowned for. As well as the wider social and health benefits from taking part in cultural and leisure activities and active recreation such as walking, cycling and horse riding, interaction with Shropshire's assets can in turn promote an understanding and appreciation of the natural and built environment. This interaction is a two way process which can also help to protect these resources and produce community benefit. The policy therefore supports the draft Shropshire and Telford & Wrekin Cultural Strategy (2009) and its objectives to develop green cultural practices and promote a sense of identity and place for residents and visitors.

The Tourism Strategy for Shropshire (2004) highlights how it is important to protect existing assets and make the most of them to develop a unique brand for visitors to Shropshire. Shropshire has a number of regionally, nationally and internationally recognised attractions including the historic market towns of Shrewsbury, Ludlow and Bridgnorth, the Shropshire Hills AONB, the meres and mosses of north Shropshire, RAF Cosford, Shrewsbury's Theatre Severn and festivals such as the Shrewsbury Flower Show, Ludlow Food Festival, Bishops Castle Walking Festival and Clun Green Man Festival. There are also a number of heritage and religious sites, castles, museums, historic houses, parks and gardens, including Acton Scott Historic Working Farm, which all contribute to the tourism and cultural offer for local communities and visitors alike. Shropshire also has a number of National Cycle Network and walking routes, including Offa's Dyke that runs alongside the border with Wales. They provide key links beyond Shropshire's border and along with local routes contribute to the offer within Shropshire.

The Ironbridge Gorge World Heritage Site which has an international reputation also helps draw visitors into Shropshire. The development of tourism related uses that compliment and reflect the World Heritage Site and add to the offer within Shropshire will therefore be supported as part of any redevelopment of the Ironbridge Power Station site.

The heritage railways and canals also contribute to the character and attractiveness of Shropshire. Appropriate regeneration schemes and tourism and leisure development relating to these assets can bring significant wider benefits. The Severn Valley Railway is an internationally renowned asset (with around 250,000 visitors a year) and schemes seeking to enhance and protect

it will ensure its continued success. The Shropshire Union Canal – Llangollen branch, which links with the World Heritage Site of Pontcysyllte Aqueduct and Canal, contributes to the attractiveness of north Shropshire and also connects north Wales with Ellesmere and Whitchurch. Schemes should seek to enhance the role it can play in the visitor economy.

Parts of the Cambrian Railway, in the north west, have been restored in recent years, including the station building in Oswestry. Further restoration of the railway could bring wider benefits for the local economy and communities. The Shropshire Union Canal - Montgomery branch, which has a large number of listed structures along its banks, has close links to the Cambrian Railway and Llanymynech Heritage Area and joins the Shropshire Union Canal - Llangollen branch. 13km of the canal on the Welsh border (5.3km in Shropshire) needs to be restored to link-up the canal with mid-Wales. Together, regeneration and appropriate tourist development of these canal and railway assets could form a focus for tourism and regeneration in the north west of Shropshire and provide links to areas beyond Shropshire's border. The ongoing aspiration to reopen the Shropshire Union - Shrewsbury and Newport Canal is also recognised although currently the feasibility of the project is such that it is unlikely to be brought forward in the plan period.

The rural and tranquil nature of Shropshire's countryside is also a key component of Shropshire's attractiveness as a visitor destination and significantly adds to the quality of life for residents. It is therefore vital that all tourism, cultural and leisure facilities, particularly in rural areas, are compatible with their location so that Shropshire's unique character and tranquillity is retained. It is also recognised that some visitor accommodation development in rural areas in suitable locations can have positive local economic and social benefits. Appropriate conditions restricting this accommodation to holiday use will be employed to avoid the provision of owner occupied second homes which do not positively contribute to the production of sustainable communities and are economically much less significant. It should therefore be noted that the policy support for new and extended development does not seek to promote the further development of owner occupied second homes. Further guidance on chalets, and static and touring caravans will be developed through the Site Allocations and Management of Development DPD.

The policy reflects Draft PPS 4: Planning for Prosperous Economies (2009), the Good Practice Guide on Planning for Tourism (2006) and the West Midlands Regional Spatial Strategy (2008) which are aligned in supporting tourism, cultural and leisure development that brings local economic and social benefits whilst taking into account the particular qualities of the area; promoting these sectors' role in diversifying the rural economy; and supporting the improvement of existing assets as well as the creation of new facilities, subject to environmental and infrastructure capacity.

### **Key Evidence:**

1. The economic impact of tourism 2005, Final reports, Heart of England Tourist Board (Bridgnorth 2007, Oswestry 2007, North Shropshire 2007, Shrewsbury & Atcham 2007, South Shropshire 2007)
2. Good practice guide on planning for tourism, CLG, 2006
3. Winning: A tourism strategy for 2012 and beyond, DCMS, 2007
4. West Midlands Visitor Economy Strategy, Advantage West Midlands, 2008
5. Culture, people and place: The social and environmental role of culture in the West Midlands, West Midlands Regional Observatory, 2009
6. State of the region, Culture, West Midlands Regional Observatory, 2009
7. Culture and prosperity: the economic role of culture in the west midlands, West Midlands Regional Observatory, 2009
8. Shropshire visitor survey 2007, The Research Solution for Shropshire Tourism Research Unit, 2007
9. Shropshire's leisure tourism markets and motivations, The Main Report, May 2005
10. Open Space Sport and Recreation Study - PMP (November 2009)
11. Tourism Strategy for Shropshire, 2004
12. Evolution, revolution and innovation: A cultural strategy for Shropshire and Telford & Wrekin (draft), Shropshire Council and Telford & Wrekin Council, 2009
13. Shropshire and Telford Destination Management Partnership 2007-10

### **Delivery & Monitoring**

This policy will be delivered by:

- the development management process;
- Preparation of the Site Allocations and Management of Development DPD;
- Working with partner organisations, funding bodies, businesses and developers

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

- Core Output Indicator BD4(4a): Amount of retail, office and leisure development (sqm)
- Visitor numbers to Shropshire
- Economic value of tourism and employment created
- Jobs created in tourism and culture

## 7. ENVIRONMENT

Shropshire's high quality natural and built environment is one of its greatest assets, attracting investment and boosting Shropshire's image as a tourist destination, as well as playing a key role in community health and wellbeing. Protecting and enhancing the material, natural and historic resources which make Shropshire special is central to the role of the Local Development Framework, and is particularly important in the context of climate change

Shropshire is a beautiful, predominantly rural county which is an important area for food production. It is famous for its geological diversity, containing some of the most impressive landscapes in England and includes a wealth of historic sites and assets. Valuing and improving Shropshire's natural environment and heritage is therefore an important theme which is reflected within Shropshire's Sustainable Community Strategy.

This chapter sets out positive policies to ensure development protects and enhances Shropshire's environment, taking account of the need to make sustainable use of resources and providing opportunities to improve the wellbeing of local communities. The policies cover:

- **Environmental Networks**- to protect, enhance and connect Shropshire's environmental assets;
- **Sustainable Water Management** – to manage water in an integrated way to reduce public risk and maximise benefits;
- **Waste Management Infrastructure**- to support the provision of waste facilities and services to deliver improved resource efficiency;
- **Strategic Planning for Minerals**- to safeguard minerals and manage the sustainable working Shropshire's mineral resources.

### **POLICY CS17: ENVIRONMENTAL NETWORKS**

Development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:

- Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors. Further guidance will be provided in SPDs concerning the natural and built environment;
- Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge
- Does not have a significant adverse impact on Shropshire's environmental

- assets and does not create barriers or sever links between dependant sites;**
- **Secures financial contributions, in accordance with Policy CS8, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated.**

Environmental networks consist of environmental assets and their connections which can provide multifunctional benefits. This includes providing opportunities for informal recreation for local communities and tourists; improving health and community well being, sense of place and identity and social cohesion and increasing biodiversity value and maintaining air quality. Such networks can also help us to mitigate against and adapt to the effects of climate change, providing natural methods to manage flood risk and routes for the dispersal and migration of species.

Shropshire has a wealth of environmental assets which make it locally distinct. The local geology is diverse, with a wide range of mineral resources and rocks representing most of the major divisions of geological time. The area includes large, more natural areas such as the Shropshire Hills AONB, and the Meres and Mosses in North Shropshire, as well as areas of open space throughout the range of urban settlements from larger towns such as Shrewsbury and Oswestry to local centres and rural villages. The county also contains many important heritage assets including parts of the Pontcysyllte Aqueduct and Canal World Heritage and the Ironbridge Gorge World Heritage Sites. The Council will seek protection of not only the World Heritage sites but also their setting, including any buffer zones.

International and national sites designated for their wildlife value and some threatened species have significant protection provided by national and regional legislation and guidance. Locally designated Wildlife Sites, habitats and species of principal importance (NERC Act 2006, section 41 list) are also key environmental assets. The management of change to heritage assets is covered by a raft of international, national and regional legislation which must be considered in development proposals. However, the value and resilience of all these sites can be reinforced by linking them together to form a network of natural and historical environmental assets across Shropshire and across administrative boundaries.

All new development should take account of the features which generate local distinctiveness, both within Shropshire and its surrounds. Evidence from the Landscape Character Assessment, Historic Landscape Characterisation and Urban Characterisation Assessment should be used to ensure proposals contribute towards retaining and enhancing these assets and thereby making a positive contribution to the environment. For development affecting the Shropshire Hills AONB, particular regard should be paid to the Shropshire Hills AONB Management Plan.

New development of one or more dwellings, or any development for employment use, should contribute to extending and improving linkages,



between these individual sites and provide connections between urban areas and the adjoining countryside. Linkages can be provided through footpaths, cyclepaths, rail lines, watercourses and their margins, canal corridors, field boundaries, hedgerows or woodlands and can cross administrative boundaries. Agri-environment schemes are important mechanisms for an agricultural area such as Shropshire, providing opportunities for creating and linking wildlife corridors.

Shropshire Council has produced an Open Space, Sport and Recreation Study which provides an audit of public and private open space areas and identifies local needs and aspirations through consultation with the public. A series of standards of provision have been established and will be monitored and regularly updated. To be of importance, an area of open space need not have a formal use or be accessible to the general public, as long as it contributes to the character and appearance of its locality. Contributions from developers will be directed towards identified infrastructure needs that help achieve Policy CS8.

Appropriate Assessment (as required by the European Habitats Directive) will be necessary for any development proposals that may have a negative impact on the integrity of SPA, SAC and Ramsar designations within and adjoining Shropshire (such as mosses of northern Shropshire and Stiperstones of southern Shropshire).

**Key Pieces of Evidence:**

1. PPG17, Open Space Sport and Recreation Study - PMP (November 2009)
2. Shrewsbury Green Infrastructure Strategy – TEP (November 2008)
3. Shropshire Hills AONB Management Plan – AONB Partnership (2009-2014)
4. Shropshire Biodiversity Action Plan - Shropshire Biodiversity Partnership (2006, under continuous review)
5. Shropshire Ecological Data Network – database updated annually
6. Shropshire Landscape Character Assessment (SCC 2006 and as updated)
7. Shropshire Historic Farmsteads Characterisation Project – SC, March 2010.
8. Historic Landscape Character Assessment – SCC (2004)
9. Shropshire Historic Environment Record
10. Shropshire Countryside Access Strategy - (2008-2018)
11. CABE Open space strategies – best practice guidance
12. Environmental Assets/LDF evidence base Shropshire Landscape Sensitivity and Capacity Studies (BDC 2008, SABC 2006, OBC 2008, NSDC 2008, SSDC 2008)

**Delivery and Monitoring of Policy:**

This policy will be delivered by:

- The planning application process
- Preparation of the Site Allocations and Management of Development DPD
- Continuing to build relationships with businesses through the Local Strategic Partnership
- Preparation of a Natural Environment Supplementary Planning Document
- Preparation of an Historic Environment Supplementary Planning Document
- Development of a methodology to monitor landscape change based on Landscape Character Assessment and the European Landscape Convention guidelines.
- Regularly updating the Environmental Assets/LDF evidence base.
- Recording biodiversity gains and losses on the national BARS database.

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

- Achievement of Open Space Standards
- Number of identified designated sites.
- Number of environmental Assets lost or gained through development.
- Area of priority habitats lost or gained through development.
- Additional sites provided as a result of new developments
- Improvements made to sites through developer contributions

## **POLICY CS18: SUSTAINABLE WATER MANAGEMENT**

Developments will integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within Shropshire, including groundwater resources, and provide opportunities to enhance biodiversity, health and recreation, by ensuring that:

- planning applications and allocations in the Site Allocations and Management of Development DPD, are in accordance with the tests contained in PPS25, and have regard to the SFRAs for Shropshire;
- new development is designed to be safe, taking into account the lifetime of the development, and the need to adapt to climate change. Proposals should have regard to the design guidance provided in the SFRAs for Shropshire;
- all development within local surface water drainage areas, as identified by the Water Cycle Study, and any major development proposals, demonstrate that surface water will be managed in a sustainable and coordinated way. Proposals should be supported by either a Surface Water Management Statement or Plan, depending on the scale of the development;
- all developments, including changes to existing buildings, include appropriate sustainable drainage systems (SUDS) to manage surface water. All developments should aim to achieve a reduction in the existing runoff rate, but must not result in an increase in runoff;
- new development improves drainage by opening up existing culverts where appropriate;
- proposals within areas of infrastructure capacity constraint, as identified by the Water Cycle Study and the Implementation Plan, and any major development, demonstrates that there is adequate wastewater infrastructure in place to serve the development;
- new development enhances and protects water quality, including Shropshire's groundwater resources;
- new development, including changes to existing buildings, incorporate water efficiency measures, in accordance with the sustainability checklist in Policy CS6, to protect water resources and reduce pressure on wastewater treatment infrastructure;

Further guidance on designing safe developments, surface water management and water efficiency will be provided in a Water Management SPD.

### **EXPLANATION**

The effective management of water is important in the development of sustainable communities. It reduces the impact flooding may have on the community, maintains the quality and quantity of Shropshire's water environment, and helps to enhance local amenity value and biodiversity through the provision of green space. It also contributes to climate change, mitigation and adaptation, minimising the movement of water and sewage,

thereby reducing energy requirements and designing developments that are 'safe' throughout their lifetime. The Council will apply a set of measures to manage water in an integrated way so as to reduce public risk and maximise benefits. Further guidance will be made available in a Water Management SPD.

The Strategic Flood Risk Assessments (SFRAs) for Shropshire identify fluvial flood risks, such as the River Severn at Shrewsbury and Bridgnorth and River Corve at Ludlow, in addition to increased problems from surface water runoff. Site specific flood risk assessments (FRAs) should be submitted alongside development proposals, as identified in Annex E of PPS25, and use the SFRAs as a starting point for understanding the level of flood risk posed to a particular site. FRAs should be proportionate to the level of flood risk, scale, nature and location of the proposed development, as identified within the SFRAs.

Whilst the Council seeks to avoid flood risk, there is a need to reduce the impact of flooding when it does occur. Proposals should have specific regard to the design principles outlined in the SFRAs, including taking a sequential approach to site layout, ensuring safe access is available for the lifetime of the development and is supported by flood warning and suitable evacuation plans and that ground floor levels are raised so that they are flood free during an extreme flood event.

Surface water runoff is a particular issue in areas such as Much Wenlock and Albrighton. The strategy to concentrate development within existing settlements has the potential to exacerbate these drainage issues. All major developments and any development proposals within local surface water drainage areas, as identified by the Shropshire Water Cycle Study, will be required to submit a Surface Water Management Statement or Plan, depending on the scale of the development, using evidence from the SFRAs and Water Cycle Study. A coordinated Surface Water Management Plan will be expected for those sites that are taken forward by more than one developer.

All development reduces the amount of water that is intercepted by vegetation or the ground. Development, including any proposals relating to the existing building stock, should contribute to the management of surface water runoff through the use of SUDS. Consideration should be given to the appropriate application of SUDS, in relation to the scale of development and site characteristics. In particular, developers should take into account the topography, geology and proximity to Source Protection Zones and Nitrate Vulnerable Zones, which cover North Shropshire. Where possible, SUDS should recharge Shropshire's valuable groundwater sources. Proposals should recognise the multi-functional role of SUDS and demonstrate that provision has been made for long term maintenance and management.

Development can result in culverted watercourses which have the potential to become blocked by debris during periods of high river flows, reduce natural habitats, result in the fragmentation or loss of wildlife corridors and impact on

green amenity space, reducing recreational opportunities, such as angling and walking. To minimise the impact development has upon the natural water environment, proposals which contribute to the artificial enclosure of watercourses will not be supported. Where possible, development should contribute to the opening up of existing culverts to improve natural drainage and enhance and conserve Shropshire's water environment as an important asset, in accordance with the objectives of Policy CS17.

The rural nature of Shropshire means that there are a number of small localised wastewater treatment works. A coordinated approach to the provision of new development and additional wastewater treatment infrastructure is essential. All development within areas of water infrastructure capacity constraint, as identified by the Water Cycle Study and the Implementation Plan, and any major new development proposals, will be required to provide evidence from the relevant water company that there is adequate wastewater infrastructure in place, or, where additional infrastructure is planned, the timing of that provision means the improvements will be in place prior to completion of the development. All development should incorporate separate drainage systems for surface and foul water.

The EU Water Framework Directive requires that water bodies do not deteriorate in terms of quality and aim to achieve and maintain a good quality status. It is important that, wherever possible, new development contributes to achieving these objectives, by protecting and enhancing water quality within Shropshire, including groundwater resources. Where water quality could be compromised by the development strategy proposed, Shropshire Council will work with the Environment Agency and its partners to explore opportunities to create additional environmental capacity, through actions to deliver its River Basin Management Plans. This includes supporting agri-environment schemes to control diffuse pollution and contribute to Shropshire's environmental network, in accordance with Policy CS17:. Opportunities to achieve additional benefits will also be sought, in terms of improving wetland habitats and biodiversity through river restoration or enhancement as part of a development.

The Water Resource Management Plans that cover Shropshire support the principle that new supply is coupled with efficiency measures in new development. All proposals will be required to complete a water audit as part of the sustainability checklist within Policy CS6: and incorporate water efficiency measures.

**Key Pieces of Evidence:**

1. Strategic Flood Risk Assessments –Level 1 covering Oswestry, North Shropshire, Shrewsbury and Atcham, South Shropshire and Bridgnorth (September 2007)
2. Strategic Flood Risk Assessment -Level 2- Shrewsbury (August 2009)
3. Shrewsbury Water Cycle Study Scoping Report (February 2008)
4. Shropshire Water Cycle Study (2009/10)
5. Draft Severn River Basin Management Plan (December 2008)
6. Severn Trent Water draft Water Resource Management Plan and Statement of Response
7. Severn Trent Water draft PR09
8. Catchment Flood Management Plans-
9. Catchment Abstraction Management Plans-

**Delivery and Monitoring of Policy:**

This policy will be delivered through:

- Working with the Environment Agency and relevant water companies to identify locations where there may be environmental or infrastructure capacity constraints and where additional investment may be required to support development.
- Working with partners to deliver the actions within the Severn River Basin Management Plan
- Working with partners to deliver the actions identified within the Catchment Flood Management Plans (CFMPs)
- The development management process
- Preparation of the Site Allocations and Management of Development DPD;
- Preparation of a Surface Water Management Supplementary Planning Document

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

- The number of planning permissions granted contrary to Environment Agency/Water company advice
- The number of properties in flood zones 2 and 3
- The number of new developments incorporating Sustainable Urban Drainage Systems (SUDS)
- Progress towards flood and coastal risk management (National Indicator 189)

## **CS19: WASTE MANAGEMENT INFRASTRUCTURE**

**Sustainable waste management facilities and services will help to deliver greater resource efficiency for communities and businesses. This will be achieved by:**

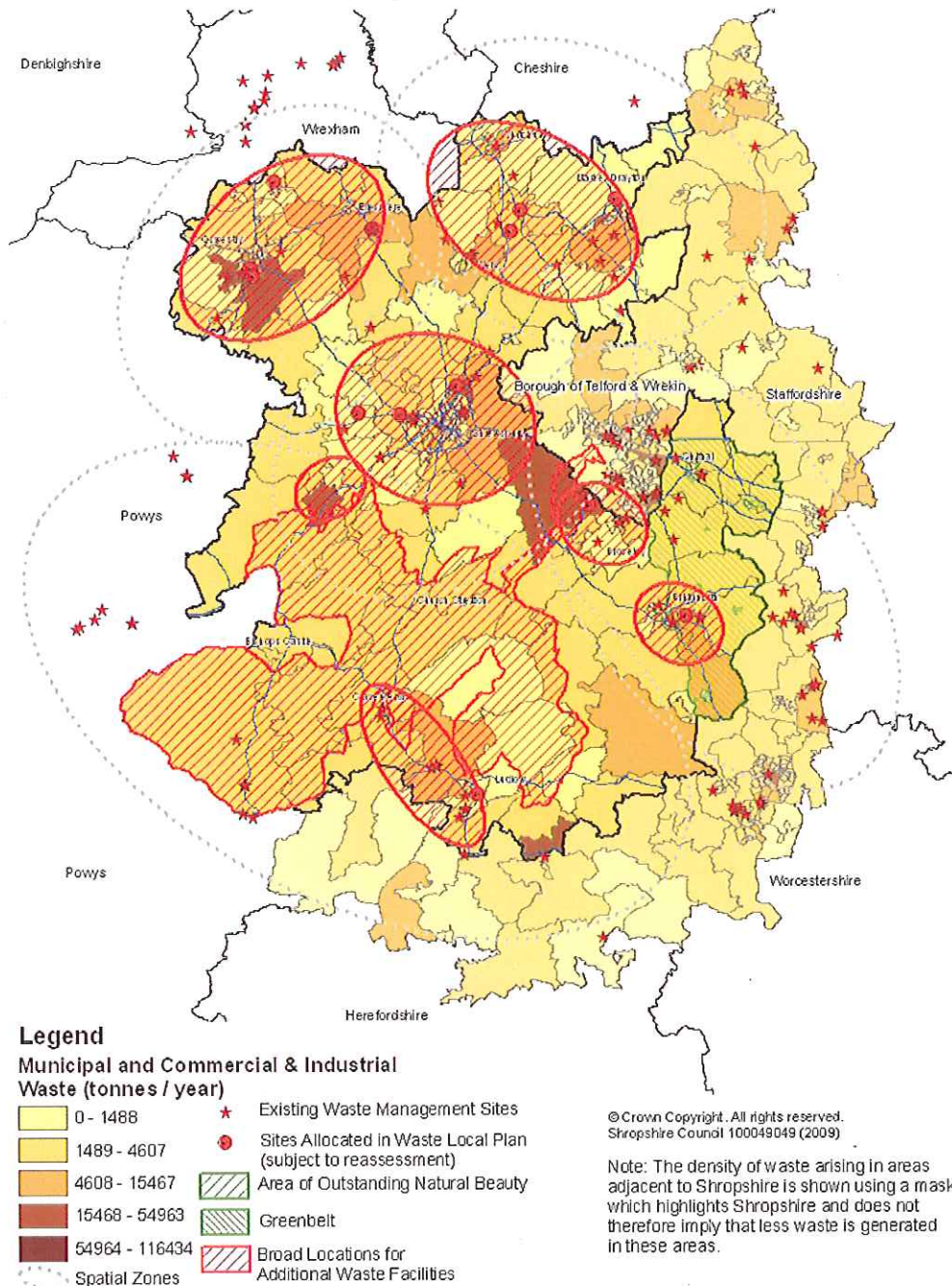
- **Encouraging proposals for additional capacity to divert waste away from landfill in a way consistent with the waste hierarchy and the principles and targets of national, regional and local policies and strategies, including the principle of 'equivalent self sufficiency' and an allowance for cross boundary waste flows;**
- **Identifying specific sites to deliver additional waste transfer, recycling and recovery facilities in accessible locations close to the main urban areas within the broad locations identified in Figure 1 as part of the Site Allocations and Management of Development DPD. Outside these broad locations, Shropshire Council will support applications for smaller scale waste facilities capable of meeting local needs in locations which are consistent with the principles and site identification criteria set out in national and regional policy;**
- **Supporting the co-location of waste facilities and the integration of new waste facilities or space in the design of new development.**
- **Requiring applications for all types of development to include information about the management of waste during their construction and subsequent operation as part of the completion of the sustainability checklist required by Policy CS6;**
- **Ensuring that the continued operation of existing waste management facilities in locations which are consistent with the site identification criteria for new sites is safeguarded, including against the encroachment of incompatible uses, in a way consistent with Policy CS8 and national and regional guidance.**

### **EXPLANATION**

National and regional policies require the Core Strategy to identify broad locations for future waste management facilities within which specific sites can be allocated. Facilities of regional or sub-regional significance should be located within or in close proximity to Shrewsbury. National energy policy is clear that we should actively promote opportunities to recover the energy value of biomass waste, particularly by capturing both the heat and energy value of waste biomass materials. Regional guidance requires that we make provision to manage an equivalent quantity of waste to that which is generated in Shropshire and identifies waste capacity targets for both municipal and business wastes. Finally, we must also support the delivery of facilities required to implement the municipal waste management strategy and safeguard existing waste management facilities in appropriate locations.

The Plan must address all types of waste. Our evidence base (see Waste technical background report) tells us that we have made good progress with

**Figure 9: Broad Locations for Waste Management Sites in Shropshire 2009 - 2026**



facilities for municipal waste, even though this represents only about 15% of the quantity for which provision to divert waste away from landfill must be made. There is also a good range and distribution of existing smaller waste facilities catering for the transfer and recycling of commercial, industrial and construction wastes in Shropshire. In the last five years applications for fifty-two new waste management facilities have resulted in forty-five approvals,



equivalent to about 375,000 tonnes of additional waste management capacity for municipal and business wastes. This represents an approval rate of 86% and has brought the total number of waste facilities in Shropshire to almost 100, with a potential capacity of over 500,000 tonnes. Regional guidance identifies waste management capacity targets for different waste streams and indicates that there is a gap of about 150,000 tonnes/year between the capacity available at existing waste management facilities in 2007 and that which will be required by 2026. A flexible approach will be adopted through the identification of a range and choice of sites which could be developed for different technologies to reflect the fact that the market viability of technologies can change significantly over policy timescales.

Most modern waste management facilities are enclosed within buildings and can be satisfactorily located on industrial or brownfield land within or near urban areas. Shropshire Council will safeguard existing waste management facilities and employment land suitable for waste infrastructure in appropriate locations in accordance with policies CS8 and CS14. Facilities designed to treat biodegradable wastes may need to be located away from sensitive receptors in order to control potential environmental impacts.

Assuming that most of the additional capacity required in Shropshire will be delivered by smaller scale facilities, then between 6 and 10 additional sites will be required for the period until 2026, amounting to 5-10 hectares of land in all. Ten sites, amounting to up to 30 hectares of land, remain available in the 'saved' Waste Local Plan and will be re-assessed as part of the development of the Site Allocations and Management of Development DPD. Land for waste management in However, analysis of the spatial pattern of waste requiring different types of facilities against the location of existing and allocated facilities (see Waste Technical Background report) also reveals that additional recycling and recovery facilities may be required in some areas and this has informed the location and extent of the 'broad locations' identified in Figure 1. There are also cross boundary flows of waste in both direction between Shropshire and neighbouring areas. Shrewsbury, in particular, remains heavily dependent on waste management services delivered from facilities in neighbouring local authority areas, particularly Telford & Wrekin.

The availability of landfill void in Shropshire is declining and the combination of economies of scale and environmental constraints such as groundwater means that the potential for new landfill is very limited. An assessment of potential locations for future landfill sites in Shropshire in 2003 resulted in the identification of a single site some distance from the main areas of waste generation. This site was subsequently rejected during examination of the Shropshire Waste Local Plan. A recent regional landfill capacity study reveals that less waste is being landfilled and that existing capacity is expected to last until at least 2019. The draft RSS indicates that new landfill sites should not be considered unless specific local circumstances apply. In these circumstances, the Shropshire LDF will not identify sites for landfill, but will instead foster the development of a low carbon economy by identifying additional sites for recycling and recovery activities sufficient to provide an

equivalent capacity to the quantity of waste which would be exported to neighbouring areas for disposal over the period until 2026.

Restricted access to recycling services, particularly for smaller companies which comprise the largest part of the Shropshire economy, means that they currently have little choice but to continue to pay for their waste to be landfilled. Planned increases in landfill tax could cost the Shropshire economy as much as an additional £160 million by 2013. Environmentally acceptable services and facilities which would improve access to more sustainable forms of waste management for smaller companies will be supported to help mitigate this financial burden.

Provision for additional waste management facilities will reflect the best available information about the quantities, type and spatial distribution of waste generation and the availability of existing waste management facilities and services in Shropshire. The future pattern of facilities will strike a balance between local provision, transport impacts and environmental impacts. The expansion of existing sites and the provision of new sites requires a pattern which addresses identified local need (derived from existing and projected shortfalls in capacity). Provision should be integrated as part of new development wherever possible in order to promote source separation of materials.

**Key Pieces of Evidence:**

- **Waste Technical Background Paper**

**Other Sources:**

1. Assessment of Potential Locations for the Disposal of Non- Hazardous Waste in Shropshire, Entec UK Limited for Shropshire County Council, March 2003
2. Waste Treatment Facilities and Capacity Survey: West Midlands Region (May 2007), SLR for WMRA
3. Study into Commercial and Industrial Waste Arisings (ADAS for National RTAB Chairs April 2009);
4. Improving Business Waste Recycling Services in Shropshire and Telford & Wrekin: Quantum ST for Shropshire County Council and Telford & Wrekin Council (2008)
5. Shropshire Annual Monitoring Report 2007-8 (Shropshire Councils 2008);
6. West Midlands Landfill Capacity Study, 2009 Update (Scott Wilson June 2009);
7. The Regional Approach to Landfill Diversion Infrastructure (DTZ & SLR for Advantage West Midlands, July 2009)

**Delivery & Monitoring**

This policy will be delivered by:

- The development management process;
- Preparation of the Site Allocations and Management of Development DPD;
- Work with businesses and other council services to raise awareness of the financial and environmental benefits of sustainable waste management.

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

- Capacity of new waste management facilities by type;
- Municipal waste management performance;
- Percentage of applications for new development making specific provision for the quantity and nature of waste to be generated during the life of the development where consultation comments indicate that provision should be made?

## **CS20: STRATEGIC PLANNING FOR MINERALS**

Shropshire's important and finite mineral resources will be safeguarded to avoid unnecessary sterilisation and there will be a sustainable approach to mineral working which balances environmental considerations against the need to maintain an adequate and steady supply of minerals to meet the justifiable needs of the economy and society. This will be achieved by:

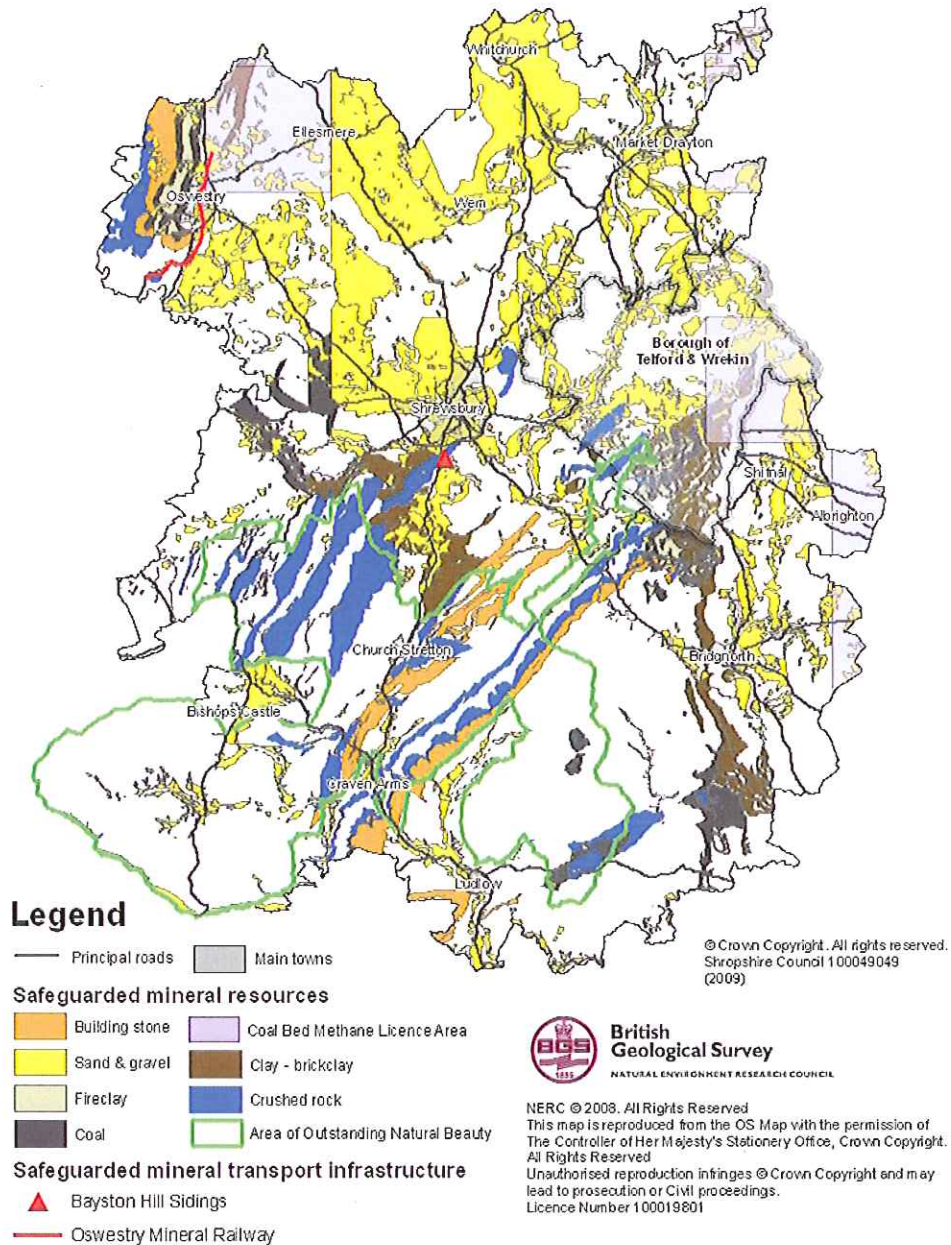
- Protecting the Mineral Safeguarding Areas (MSA's) and rail freight facilities which could contribute to the sustainable transport of minerals which are identified in Figure 1. Non-mineral development in these areas or near protected railfreight sites will be expected to avoid sterilising or unduly restricting the working of proven mineral resources, or the operation of mineral transport facilities, consistent with the requirements of national and regional policy.
- Encourage greater resource efficiency by supporting the development and retention of waste recycling facilities which will improve the availability and quality of secondary and recycled aggregates in appropriate locations as set out in Policy CS 19;
- Maintaining landbanks of permitted reserves for aggregates consistent with the requirements of national and regional policy guidance. 'Broad locations' for the future working of sand and gravel are identified in Figure 2. Sites capable of delivering an equitable share of the sub-regional target for sand and gravel will be allocated within these areas in the Site Allocations and Management of Development DPD;
- Only supporting proposals for sand and gravel working outside these broad locations and existing permitted reserves, where this would prevent the sterilisation of resources, or where significant environmental benefits would be obtained, or where the proposed site would be significantly more acceptable overall than the allocated sites;
- Supporting environmentally acceptable development which facilitates the production of other mineral resources such as crushed rock, clay and building stone to meet both local needs, including locally distinctive materials, and an equitable contribution to cross boundary requirements. Environmentally acceptable proposals for the exploration, appraisal and production of hydrocarbon resources, including coalbed methane, will be supported as a contribution to meeting the requirements of national energy policy;
- Requiring development applications for mineral working to include proposals for the restoration and aftercare of the site. Priority will be given to environmentally acceptable proposals which can deliver targeted environmental or community benefits consistent with Policies CS8 and CS17. More detailed policies against which applications for mineral development can be assessed will be provided in the Site Allocations and Management of Development DPD.

### **EXPLANATION**

Minerals are finite resources and so their conservation and waste minimisation are important planning considerations. In order to conserve mineral resources, every effort will be made to ensure that, where practicable, known mineral resources are not sterilised by other forms of development.

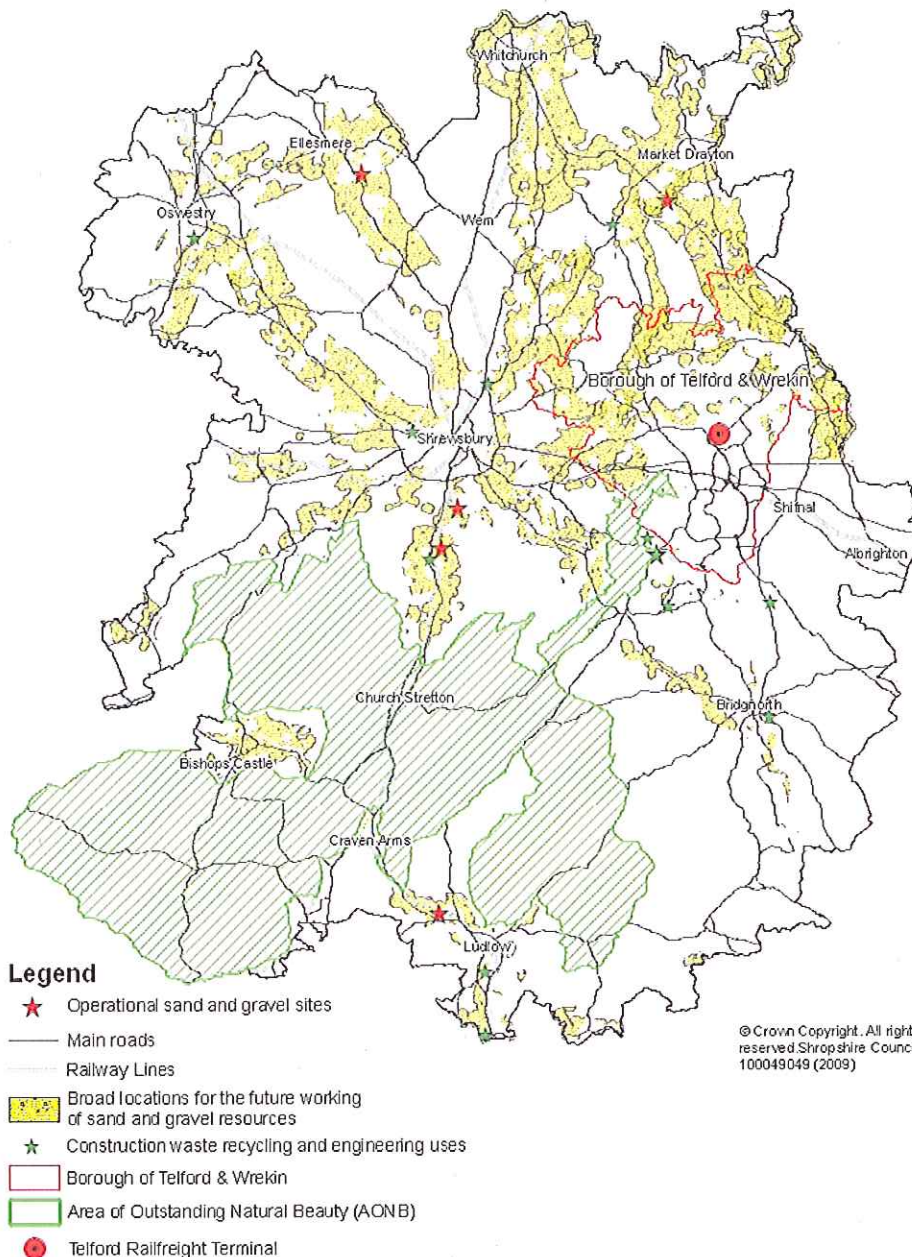
Where development is unavoidable, the value of mineral resources should be captured for appropriate end uses by prior extraction wherever possible.

Figure 10: Mineral Safeguarding Areas in Shropshire



However, the recognition of these areas does not imply that any application for the working of minerals within them will be granted planning permission. Comprehensive working of mineral resources will be sought unless the cumulative impacts of mineral working would make further development unacceptable. The consumption of new mineral resources can also be offset by supporting the recovery and use of secondary and recycled materials. Whilst coal is now only worked in Shropshire as a by-product of fireclay working, national energy policy recognises that hydrocarbon resources such as coal, gas and coalbed methane have the potential to make a positive future contribution to national energy security.

Figure 11: Broad Locations for Future Sand & Gravel Working



National and regional policy imposes a sub-regional target for aggregates for the area administered by both Shropshire Council and Telford & Wrekin Council. We need to contribute to meeting these sub-regional apportionment targets by adopting an equitable approach which reflects the location of mineral resources, environmental impacts and the impact of transporting minerals to market. The practicality and environmental acceptability of delivering any revised sub-regional apportionment for Shropshire will be tested as part of work to develop the Site Allocations and Management of Development DPD. Our evidence base tells us that sufficient crushed rock aggregate resources are already available from permitted sites, but that

additional sand and gravel resources may be required within the period up to 2026 to provide for flexibility and local competition.

Site allocations will be made at a combination of existing and new mineral sites, balancing the need for comprehensive working with the potential for cumulative impacts from the concentration of mineral working near existing sites. Proximity to the market for the materials concerned will also be taken into account. The size of the market area for specific mineral resources is defined by the nature and quality of the material involved and the availability of alternative materials. High quality materials with specific characteristics may supply a regional or even national market, whilst lower quality materials are only economically viable within a limited geographical market area. Shropshire Council will carefully consider the impact that the availability of primary aggregates in locations accessible to potential markets may have on the economic viability of recycled aggregates. Wherever possible, the co-location of mineral extraction sites and secondary and recycled materials processing facilities will be supported as a contribution to the reduction of transport costs and emissions and support greater resource efficiency through the capture and use of secondary and recycled aggregate materials.

Shropshire Council will support environmentally acceptable small scale or temporary mineral working to provide specific construction materials which would make a strong positive contribution to maintaining and enhancing the distinctiveness of local areas.

Mineral working is a temporary, but long term activity. The restoration and aftercare of mineral sites provides positive opportunities to deliver environmental or community benefits, including land uses which will help adapt to or mitigate the effects of climate change and contributions to the Environmental Networks approach set out in Policy CS17.

#### **Key Evidence**

1. National and regional guidelines for aggregates provision in England 2005-2020, (CLG June 2009);
2. Revised national and regional guidelines for aggregates provision in England 2005 to 2020.);
3. Minerals Technical Background Report

#### **Delivery & Monitoring**

##### **Delivery:**

This policy will be delivered by:

- the development management process;
- Preparation of the Site Allocations and Management of Development DPD;

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

- the production of primary, land won aggregates;
- landbank for Sand and Gravel Resources;
- Landbank for Crushed Rock Resources.



**Appendix 1:**

**Saved Local and Structure Plan Policies Replaced by the Core Strategy**

<b>Core Strategy Policy</b>	<b>Replaces Local Plan and Structure Plan Policies</b>	
<b>CS1: Strategic Approach</b>	NSDC G1	Settlement Strategy
	BDC H1	Housing requirement
<b>CS2: Shrewsbury: Development Strategy</b>	SABC HS2	Residential Development in Shrewsbury on Unallocated Sites
	SABC EM5	Class B1 (a) Business Uses within the River Loop
	SABC EM6	Class B1 Development within Shrewsbury Urban Area
	SABC S1	Town Centre Shopping Area
	SABC S6	Out of Centre Retailing
	SABC TLR1	Tourism Leisure and Entertainment Development within the Urban Area of Shrewsbury
	SABC T8	Park and Ride
<b>CS3: The market towns and other key centres</b>	SABC T16	North West Relief Road
	NSDC G1	Settlement Strategy
<b>CS4: Community hubs and community clusters</b>	NSDC G1	Settlement Strategy
<b>CS5: Countryside and Green Belt</b>	Structure Plan P5	Development Outside settlements
	Structure Plan P18	Conversion of buildings
	BDC S3	Green Belt
	BDC S4	Safeguarded Land
	BDC S5	Countryside
	BDC D3	Alterations and extensions in countryside
	BDC RD1	Farm diversification
	BDC RD2	Conversion of Rural Buildings
	BDC RD4	Domestic Outbuildings in the Countryside
	BDC H5	Residential Development in the Countryside
	BDC H12	Permanent agricultural dwellings
	BDC H13	Extension of Agricultural Dwellings
	BDC H14	Temporary accommodation for agricultural workers
	BDC H15	Agricultural occupancy conditions
	BDC B4	Development affecting Shropshire Hills AONB
	BDC B5	Development in the Countryside
	NSDC L1	Development in the Countryside
	NSDC H7	Conversions of Buildings in the Countryside
	NSDC H8	Large Conversions
NSDC H10	Essential Agricultural Workers' Dwellings	
NSDC E6	New Buildings for Employment Purposes in the	

		Countryside
	NSDC T7	Self Catering Accommodation – Conversions
	OSBC H20	Agricultural or Forestry Workers' Dwellings
	OSBC H21	Conversion of Buildings to Dwellings (Outside Settlements)
	OSBC H29	Residential Caravans & Mobile Homes
	SABC HS4	Development in the Rural Areas
	SABC HS10	Replacement Dwellings in the Countryside
	SABC HS16	Re-use and Adaptation of Rural Buildings for Residential Use
	SABC EM4	Re-use and Adaptation of Rural Buildings for Employment uses
	SABC LNC3	Development in the Countryside
	SSDC SDS4	Conversion of Rural Buildings
	SSDC ED1	Rural Development
<b>CS6: Sustainable design and development principles</b>	BDC B4	Development affecting the Shropshire Hills AONB
	BDC B5	Development in the Countryside
	BDC B7	Development affecting parkland and historic gardens
	BDC CN8	Traditional shop fronts
	BDC CN9	Development Affecting Ancient Monuments and Archaeological Sites
	BDC D1	Design and Amenity
	BDC D7	Infrastructure provision
	BDC D11	Renewable energy
	BDC D9	Landscaping
	BDC R2	Amenity Space within Housing Developments
	BDC RD1	Farm diversification
	BDC RD2	Conversion of Rural Buildings
	BDC RD5	Retention of Community Facilities
	BDC S2	Areas of Minimum Change
	BDC S3	Green Belt
	BDC S4	Safeguarded Land
	BDC S5	Development in other Countryside Areas
	BDC RD5	Retention of Community Facilities
	NSDC C1	Conservation Areas
	NSDC C2	Applications for Listed Buildings and Conservation Areas
	NSDC C3	Historic and Listed Buildings at Risk
	NSDC C4	Development, Alterations and Additions Affecting Listed Buildings
	NSDC C5	Demolition of Listed Buildings and in Conservation Areas
	NSDC C8	Archaeologically Sensitive Areas
	NSDC D3	Crime Prevention
	NSDC D8	Landscaping
	NSDC F3	Public Houses
	NSDC L1	Development in the Countryside
	NSDC L2	Open Areas
	NSDC L3	Sites of Special Conservation Value
	NSDC L4	Conservation of Historic Parkland
	NSDC L5	Areas of Special Environmental Interest
NSDC L6	Tree Preservation	

<b>CS6 cont</b>	NSDC F3	Public Houses
	OBC H19	Development in open countryside
	OBC HE1	Development and the Historic Environment
	OBC HE10	Shop Fronts and Signs
	OBC HE11	Areas of Environmental Character
	OBC HE13	Archaeological Remains of National Importance
	OBC HE14	Archaeological sites or Regional or Local Importance
	OBC HE16	Assessment of Sites of Archaeological Importance
	OBC HE2	Demolition of Listed and Unlisted Buildings
	OBC HE3	Extensions to Historic Buildings
	OBC HE4	Alterations to Historic Buildings
	OBC HE8	New Buildings in Conservation Areas
	OBC NE1	Areas of Special Landscape Character
	OBC NE2	New development in the countryside
	OBC NE4	Tree Preservation Orders
	OBC OS2	Protection of Open Spaces
	OBC OS3	Existing Playing Fields
	OBC OS4	New Playing Field Provision Oswestry Town
	OBC CD2	Village and Community Halls – Change of Use
	OBC CD6	Rural Public Houses
	OBC H15	St Martins Sewerage and Water supply
	SABC S3	Change of Use of Shops Outside of Town Centre
	SABC HE11	Historic Parks and Gardens
	SABC HE12	Conservation Area Skylines
	SABC HE13	Historic Battlefields
	SABC HE2	Protection of Archaeological Remains
	SABC HE4	Demolition of Listed Buildings
	SABC HE5	Alteration to Listed Buildings
	SABC HE7	Development Affecting the Setting of a Listed Building
	SABC HE8	New Development in or adjacent to Conservation Areas
	SABC HE9	Demolition of Buildings in Conservation Areas
	SABC INF16	Energy Efficiency
	SABC INF19	Protection of Community Facilities
	SABC LNC3	Development in the Countryside
	SABC LNC9	Shropshire Hills Area of Outstanding Natural Beauty
	SABC LNC10	Trees and Woodlands
	SSDC E1	Landscape Conservation
	SSDC E6	Design
	SSDC S13	Protection of the Setting of Historic Ludlow
	SSDC S14	Protection of Tree Cover in Church Stretton
	SSDC SD1	Sustainable Development
	SSDC AC1	Location of Development and Access to Services
	SSDC AC2	Village Facilities
SABC INF2	Services and Infrastructure Provision	
SABC INF16	Energy Efficiency	
<b>CS7: Communication and transport</b>	Structure Plan P32	Public Transport
	Structure Plan P35	Road Freight
	Structure Plan P37	Highway Network
	NSDC IN1	Highway Improvement Schemes

<b>CS7 cont</b>	NSDC IN3	Cyclists and Pedestrians
	NSDC IN6	Roadside Services
	SABC T5	Cycle Routes
	SABC T8	Park and Ride
	SABC T11	Rail Freight
	SABC T16	North West Relief Road
	SABC T18	Roadside Services
	SSDC S6	Employment Land and Park & Ride Facilities;
	SSDC AC4	Rail Access at Employment Sites
<b>CS8: Facilities, services and infrastructure provision</b>	BDC RD5	Retention of Community Facilities
	NSDC F1	Community Facilities and Services
	NSDC F2	School Facilities
	NSDC F3	Public Houses
	OBC OS2	Protection of Open Spaces
	OBC OS3	Existing Playing Fields
	OBC CD2	Village and Community Halls – Change of Use
	OBC CD6	Rural Public Houses
	OBC NE18	Windfarm development
	SABC S3	Change of Use of Shops Outside of Town Centre
	SABC INF18	New Community Facilities
	SABC INF19	Protection of Community Facilities
	SSDC AC1	Location of Development and Access to Services
	SSDC AC2	Village Facilities
	SSDC AC6	Community & Recreational Facilities
	SSDC S18	New and Improved Sports and Leisure Facilities in Ludlow and Church Stretton
	SSDC S19	Traffic Management Measures Ludlow
	<b>CS9: Infrastructure contributions</b>	BDC D7
OBC H15		St Martins Sewerage and Water supply
SABC INF1		Capacity of Existing Infrastructure
SABC INF2		Services and Infrastructure Provision
SSDC AC7		Infrastructure
<b>CS10: Managed release of housing land</b>  (* = policy also replaced through Site Allocations and Management of Development DPD)	BDC H2	Phasing
	BDC H3 *	Residential Development in Main Settlements
	BDC ALB1 *	Housing Site East of Shaw Lane
	BDC BRID14 *	College Site, Stourbridge Road
	BDC BRO1 *	Housing Site West of Dark Lane
	BDC BR02 *	Residential Development at Broseley Wood and The Mines
	BDC HIG1 *	Housing Site Adjoining Rhea Hall
	BDC HIG2 *	Housing Site Adjoining The Cedars
	BDC SHIF1*	Housing Site East of A464
	NSDC D10	Brownfield Land
	NSDC H3 *	Allocated Housing Sites in Towns
	NSDC H4 *	Allocated Housing Sites in Rural Areas
	OBC H10 *	Sites Allocated for Housing Development (Rural Areas)
	OBC RG1 *	Larger Sites for Regeneration
	SABC HS1 *	Allocated Housing Sites
	SSDC IP1 *	Phased Release of Housing Land
	SSDC S1 *	Housing Development
<b>CS11: Type and</b>	BDC H10	Affordable Housing
	BDC H11	Affordable Housing Exception Sites
	BDC H20	Permanent Agricultural Dwellings

<b>affordability of Housing</b>	NSDC H11	Affordable Housing Target
	NSDC H12	Affordable Housing within New Housing Developments
	NSDC H13	Affordable Housing on Exception Sites
	NSDC H14	Housing Mix
	NSDC H17	Residential and Nursing Homes
	OBC H26	Affordable Housing: Rural Exception Schemes
	OBC H27	Affordable Housing on Allocated & Windfall Housing Sites
	SABC HS7	(Amended) Exceptions Housing Schemes
	SABC HS8	(Amended) Affordable Housing in Shrewsbury
	SABC HS11	Residential Nursing Homes
	SSDC SDS6	Range and Choice of Housing
SSDC SDS7	Affordable Housing	
<b>CS12: Gypsy and traveller provision</b>	No policies were saved in the Local Plans/Structure Plan as all were superseded by Circular 01/2006	
<b>CS13: Economic Development, Enterprise and Employment</b>	NSDC E1	Employment Promotion
<b>CS14: Managed release of employment land</b>	Structure Plan P9	Employment Land in Shropshire
	BDC E1	Location of Industrial and Commercial Development;
	BDC E3	Redevelopment of Industrial and Commercial
	BDC BRID5	Permitted Uses on Faraday Drive and Stanmore Industrial Sites;
	BDC DIT2	Uses Acceptable within Trading Estate
	BDC DIT3	Uses Acceptable within Trading Estate Extension
	NSDC E2	Allocated Industrial Areas;
	NSDC E4	New Buildings for Employment Purposes in the Towns
	OBC LE9	New Employment Development
	SABC EM1	Allocated Employment Sites
	SABC EM2	Protection of Employment Land
	SABC EM5	Class B1 (a) Business Uses within the River Loop
	SABC EM6	Class B1 Development within Shrewsbury Urban Area
	SSDC SDS2	Reserve Employment Land Sites
	SSDC SDS5	Location of Business development;
	SSDC S3	Retention of Existing Employment Sites
SSDC S8	Industrial and Business Uses in Ludlow	
SSDC ED1	Rural Development	
<b>CS15: Town and rural centres</b>	BDC RD5	Retention of community facilities
	BDC E4	Shopping Development outside Existing Centres
	NSDC H18	Use of upper floors of town centre buildings
	NSDC E10	Town centre shopping areas
	NSDC E11	Large retail developments outside town centres
	NSDC E12	Retail Developments outside town centres
	NSDC E14	Food and drink premises
	OBC SP2	Foodstore Development
	OBC SP3	Comparison Shopping Development
OBC SP5	Non retail services	

<b>CS15 cont</b>	RG3	Re-use of vacant buildings
	SABC S7	Village Shops
	SABC EM5	Class B1 (a) Business Uses within the River Loop
	SABC EM6	Class B1 Development within Shrewsbury Urban Area
	SABC S1	Town Centre Shopping Area
	SABC S4	Local convenience shopping within the Shrewsbury urban area
	SABC S6	Out of Centre Retailing
	SABC TLR1	Tourism Leisure and Entertainment Development within the Urban Area of Shrewsbury
	SSDC S10	Shopping Development
<b>CS16: Tourism, culture and leisure</b>	BDC TM1	New tourism development
	NSDC T1	Tourism facilities and attractions
	NSDC T2	Location of canal side development
	NSDC T3	Canalside design
	NSDC T4	Canal restoration
	NSDC T5	Hotels and serviced accommodation – extensions and conversions
	NSDC T6	Hotels and serviced accommodation – new buildings
	NSDC T7	Self catering accommodation – conversions
	NSDC T8	Self catering accommodation – new buildings
	NSDC T12	Golf courses and driving ranges
	NSDC T13	Equestrian and riding centres
	NSDC T14	Informal countryside recreation
	OBC TM1	Hotels and guest houses
	OBC TM3	Self catering accommodation
	OBC TM6	Montgomery Canal Restoration
	OBC TM9	Canal-side business/visitor facilities
	OBC TM10	Visitor facilities
	OBC TM11	Visitor attractions
	OBC TM12	Equestrian centres
	OBC TM13	Llanymynech heritage area
	SABC TLR1	Tourism leisure and entertainment development within the urban area of Shrewsbury
	SABC TLR2	Facilities for tourism, leisure and recreation development outside of Shrewsbury
	SABC TLR 4	Golf courses/facilities
	SABC TLR11	Shrewsbury-Newport Canal
SSDC ED3	Tourism developments	
SSDC ED4	New golf course development and associated buildings	
<b>CS17: Environmental networks</b>  (* = also replaced through PPS9)	Structure Plan P39	Public Rights of Way
	Structure Plan P51	Geological Sites
	BDC S2	Areas of Minimum Change
	BDC R2	Amenity Space within Housing Developments
	BDC R3	Redevelopment of Recreational Space
	BDC B1	Sites of Nature Conservation Interest
	BDC B2 *	Protected or Endangered Species
	BDC CN2	Ironbridge Gorge World Heritage Site
	NSDC T14	Informal Countryside Recreation
	NSDC F4	Childrens Playspace Standards (partially need further SPD)

<b>CS17 cont</b>	NSDC F5	Sports and Recreation Area Provision (and PPG17)
	NSDC IN3	Cyclists and Pedestrians
	NSDC L2	Open Spaces
	NSDC L3	Sites of Special Conservation Value
	NSDC L5	Areas of Special Environmental Interest
	NSDC F6	Existing Recreation Areas
	OBC OS1	Shelf Bank, Oswestry
	OBC OS2	Protection of Open Spaces
	OBC OS3	Existing Playing Fields
	OBC OS6	New Development Amenity and Childrens Playspace
	OBC OS9	The Urban Green Network
	OBC NE8 *	Ramsar Sites, Special Protection Areas and Special Areas of Conservation
	OBC NE9	Sites of Special Scientific Interest
	OBC NE10	Wildlife Sites
	OBC NE11	Watercourses
	OBC HE12	Areas of Environmental Character
	SABC HE13	Historic Battlefields
	SABC LNC4	Green Spaces
	SABC LNC5	Nature Conservation Sites of International Importance
	SABC LNC6	– Conservation of National Nature Reserves and Sites of Special Scientific Interest
	SABC LNC7	Conservation of Regional and Local Sites of Ecological, Geological and Physiographical Importance
	SABC LNC11	Community Woodlands
	SABC LNC12	Arboretum
	SABC TLR6	Recreational Open Space
	SABC TLR7	Playing Fields within Educational Establishments
	SABC TLR8	Open Space Provision in New Residential Developments
	SABC TLR10	Riverside Walks
	SABC TLR11	Shrewsbury-Newport Canal
	SABC T5	Cycle Routes
	SSDC E2	Nature Conservation
	SSDC AC6	Community and Recreational Facilities
	SSDC S11	Retention of Open Space
	SSDC S15	Riverside Walk, Ludlow
SSDC S18	New and Improved Sport and Leisure Facilities in Ludlow and Church Stretton	
	(subject to all sites being included in PPG17)	
<b>CS18: Sustainable water management</b>	BDC D1	Design and Amenity (replaces points 5,6, 7 and 8 of policy)
	BDC D7	Infrastructure Provision (replaces part of policy relating to water and drainage infrastructure)
	OBC H15	St Martins Sewerage and Water Supply
	OBC NE11	Watercourses
	OBC NE12	Water Resources and New Developments
	OBC H4	Development Control Standards for New Development (replaces part of point 9, relating to water conservation measures, point 10 relating to foul drainage and point 11 relating to flooding)
	SABC INF8	Development in Areas at Risk From Flooding
SABC GP1	General Requirements for Development (replaces point	

<b>CS18 cont</b>		5 of policy relating to sites being adequately serviced by the provision of infrastructure including water supply, and the disposal of sewage, trade effluent and surface water, as well as point 7 in terms of water efficiency)
	SSDC RE2	Water Environment
	SSDC SD2	Pollution of Resources (replaces part of policy relating to pollution of surface water)
	SSDC AC7	Capacity of Existing Infrastructure (replaces part of policy relating to capacity of drainage infrastructure)
<b>CS19: Waste management infrastructure</b>	Structure Plan P64	Waste Minimisation
	Structure Plan P65	Provision of Waste Facilities
	Structure Plan P66	Protection of Waste Management Sites
	Structure Plan P68	Transport of Minerals and Waste
	Waste Local Plan P9	Safeguarding of Waste Management Sites
	Waste Local Plan P10	Co-Location
<b>CS20: Strategic planning for minerals</b>  * Replaced by Mineral Planning Statement 1	Structure Plan P58	A Sustainable Approach to Minerals Development
	Structure Plan P59	Environmental Considerations
	Structure Plan P60	Landbanks for Non-Energy Minerals
	Structure Plan P61	Regional Apportionments for Aggregates
	Structure Plan P62	Secondary Aggregates
	Mineral Local Plan M1	A More Sustainable Approach to Mineral Development
	Mineral Local Plan M2 *	The Need for Minerals
	Mineral Local Plan M11	Transport of Minerals
	Mineral Local Plan M14	The Future Working of Sand and Gravel
	Mineral Local Plan M15	Sand and Gravel Working Outside the Allocated Sites and Preferred Areas
	Mineral Local Plan M16	The Future Working of Crushed Rock
	Mineral Local Plan M17	Secondary Aggregates
	Mineral Local Plan M18	Limestone Quarrying on Wenlock Edge
	Mineral Local Plan M29	Safeguarding Mineral
	Mineral Local Plan M30	Comprehensive Working of Mineral Resources
<b>Implementation Plan</b>	OBC OS4	New Playing Field Provision, Oswestry town
	SSDC S18	New and Improved Sports and Leisure Facilities in Ludlow and Church Stretton



Shropshire Core Strategy: Final Plan for Publication February 2010

	SSDC S19	Traffic Management Measures Ludlow
	OBC H15	St Martins Sewerage and Water supply

## **Glossary**

### **Adopted plan**

If a planning document has been adopted it means it has been approved in its final form by the Council, and will go on to form part of the Local Development Framework. If a planning document is in development this means the final version has not yet been approved.

### **Advantage West Midlands**

The Regional Development Agency for the West Midlands. It works towards bringing greater economic prosperity to the region.

### **Affordable Housing**

Housing that is subsidised in some way for people unable to rent or buy on the open housing market. The definition includes housing for key workers and shared ownership homes. The formal definition is found in Planning Policy Statement 3: Housing as, "Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and include provision for the home to remain at an affordable price for future eligible households, or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision."

### **Aggregates**

Material used in construction work or as fill consisting of rock crushed by nature (sands and gravels) or crushed by man (quarried rock which is then crushed on site).

## **Air Quality Management Areas (AQMA)**

A designation made by a local authority where an assessment of air quality results in the need to devise an action plan to improve the quality of air.

### **Annual Monitoring Report (AMR)**

A report submitted to the Government by Local Planning Authorities or Regional Planning Bodies assessing the progress and effectiveness of the Local Development Framework.

### **Appropriate Assessment (AA)**

The purpose of an appropriate assessment is to assess the impacts a local development document will have on internationally designated nature conservation sites. As of October 2006 all councils must decide if they need to carry out an appropriate assessment on the local development documents they produce. If an assessment needs to be carried out it can either form part of the sustainability appraisal, or can be a document in its own right. The Appropriate can also be termed the Habitats Regulation Assessment (HRA).

### **Area Action Plan (AAP)**

A type of planning document that focuses upon a specific location or area. They may be used to provide the planning framework for areas of significant change or where conservation is required.

**Area of Outstanding Natural Beauty (AONB)**

A statutory landscape designation recognising that a particular landscape is of national importance. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. The Shropshire Hills is Shropshire's only AONB.

**Biodiversity**

Summarises the phrase biological diversity. It is the variety of life around us (mammals, birds, reptiles, amphibians, fish, invertebrates, plants, fungi, and other micro-organisms).

**Brownfield**

Land, or specific sites, that have been previously used for buildings or infrastructure.

**Business Board Plan**

The Business Board provides private sector-led advice to Shropshire Council on economic development matters to ensure business views are taken in to account when developing economic policy. The Business Board Plan sets out practical steps through which Shropshire Council and its partners can drive the economic development and regeneration of Shropshire.

**Coal Bed Methane**

This is a form of natural gas that can be extracted from coal beds and used for electricity and heat generation. The extraction process means that methane can be extracted from the coal without the physical properties of the coal being detrimentally affected. The gas can therefore be extracted from coal seams in areas where the coal would be unlikely to be worked by traditional mining methods.

**Community Infrastructure Levy (CIL)**

Legislation due to be introduced by Government to empower Local Authorities to be able to charge a levy on most types of new development to help finance the local and sub-regional infrastructure needed to support growth.

**Conservation Area**

Areas of special architectural and/or historical interest, the character or appearance of which is deemed to be desirable to protect or enhance. This relates to the character and appearance of the whole area not just a single building.

**Core Strategy**

The primary planning policy document for a Local Authority area. It sets out a clear, long term vision for the future pattern of development, a set of strategic objectives, and introduces policies to deliver the vision.

### **Development Plan**

The development plan for a Local Authority area is made up of the Regional Spatial Strategy (RSS), produced by the Regional Planning Body, and Development Plan Documents (DPDs) produced by the Local Authority. The development plan is used to assess planning applications.

### **Development Plan Documents (DPDs)**

Development Plan Documents (DPDs) are the statutory planning documents prepared by the council. They include policies which planning applications can be assessed against, and they can indicate where potential sites for future development are to be located. The Core Strategy is the primary Development Plan Document.

### **Devon Toolkit**

Approach developed by Devon Councils and partners to design a consistent approach to assessing the sustainability of rural communities.

### **Employment Land**

Land which is used for office, industrial or warehousing use.

### **Equivalent self sufficiency**

A waste planning term relating to making provision to manage an equivalent quantity of waste to that which is generated in a Waste Planning Authority area. This does not mean, for example, that all waste produced in Shropshire is managed in Shropshire. Rather the most appropriate facilities are used for each type of waste. For some wastes these facilities are only located in certain areas beyond an authority's border. This recognises the need for sharing of facilities across Waste Planning Authority boundaries.

### **Evidence Base**

The collection of wide ranging information and data used to support the production of policies in DPDs.

### **Examination**

All DPDs are subject to independent examination before a Planning Inspector. The Inspector's role is to consider the DPD as a whole and to determine its soundness. In doing so the Inspector will consider all representations made and any changes which may have been suggested. Following the examination, the Inspector will produce a report which will be binding on the Local Authority.

### **Exception site**

Small sites solely for affordable housing which would not otherwise be released for general market housing.

### **Flood Risk Assessment (FRA)**

Site specific flood risk assessments (FRAs) set out the potential risk from flooding on particular sites. They should be submitted alongside certain development proposals and use the Strategic Flood Risk Assessment (SFRA)

as a starting point for understanding the level of flood risk posed to a particular site.

**Green Infrastructure**

A network of connected, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people, including through providing safe, convenient and attractive walking and cycling routes, wildlife and the environment.

**Green Belt**

A statutory planning designation affecting land around large urban areas, designed to control urban sprawl and protect the countryside. In Shropshire the only land designated as Green Belt lies in the eastern spatial zone.

**Greenfield**

Land, or a particular site, that has not previously been developed.

**Growth Point**

A Government programme to support local authorities in the delivery of housing and employment growth. Shrewsbury is a designated Growth Point within Shropshire.

**Homes and Communities Agency**

National housing and regeneration delivery agency for England.

**Housing Strategy**

This provides the policy framework for many aspects of housing actions by the Council and other organisations, including: provision and affordability; quality; supporting vulnerable households; meeting the needs of gypsies and travellers; preventing homelessness; housing options; and landlord services in the social rented sector, comprising Housing Association and Council houses.

**Implementation Plan**

The Implementation Plan for the LDF outlines the key infrastructure requirements needed to support regeneration and the scale of growth identified in the Core Strategy. This is allied to the Local Investment Plan (LIP). Together they comprise the Regeneration Prospectus.

**Infrastructure**

The collection of services that support development including electricity and other utilities, roads, sewerage, health facilities, open space and other green infrastructure, and the emergency services.

**Joint Strategic Investment Board (JSIB)**

New body replacing the West Midlands Regional Assembly and overseeing work on regional strategies. It comprises board members from AWM and Local Authority leaders.

**Landbank**

A stock of planning permissions in the Plan area for the winning and working of minerals. It is usually expressed in years.

#### Lifetime Homes

Houses that are flexible enough to deal with changes in life situations of occupants e.g. caring for young children, temporary injuries, declining mobility with age. The Lifetimes Homes Standards is a set of criteria developed by a group convened by the Joseph Rowntree Foundation in 1991 to help house builders produce more flexible housing.

#### Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).

#### Live/work

A property specifically designed for dual use with a combination of both residential and employment space. This is a formal division of residential and workspace floor space within the same unit which does require planning permission.

#### Local Area Agreement (LAA)

The local area agreement (LAA) is a formal three year agreement between central Government and the local area aimed at improving the quality of life for local people. The local area is represented by local authorities and other key partners through the Local Strategic Partnership. The Sustainable Community Strategy provides the framework for the LAA and sets targets for achievement.

#### Local Development Documents (LDDs)

This is the collective term used to describe the various planning documents produced by the council. Collectively they deliver the planning strategy for the council's area.

#### Local Development Framework (LDF)

The portfolio of Local Development Documents, which together set a vision for future development and provide a set of policies to guide development. The LDF includes:

- Development Plan Documents
- Supplementary Planning Documents
- Statement of Community Involvement
- Local Development Scheme
- Annual Monitoring Report

#### Local Development Scheme (LDS)

The LDS describes the planning documents which a Local Authority intends to prepare and the timetable for their preparation. This must be agreed with Government and reviewed every year.

**Local Investment Plan (LIP)**

The Local Investment Plan forms part of the Single Conversation between the Council, the Homes and Communities Agency and other public sector funding bodies. It identifies how regeneration and supporting infrastructure will be delivered. The LIP is closely allied to the Implementation Plan of the Core Strategy covering a wide range of aspects such as economy, education, skills, health, transport, climate change and the environment.

**Local Plan**

The 'old style' local planning policy produced by district and borough councils. Changes brought about in the Planning and Compulsory Purchase Act 2004 replaced Local Plans with the LDF. Certain policies within the Local Plans of Shropshire's authorities have been saved under transitional arrangements to the new planning system until they are replaced by the Shropshire Council LDF.

**Local Strategic Partnership (LSP)**

The Local Strategic Partnership (LSP) is a partnership involving local councils; regional, public and local agencies; the voluntary and community sector; business; young people; and equality and diversity communities. Partners work together to meet local needs and improve the quality of life. The Shropshire Partnership acts as the LSP for Shropshire.

**Local Transport Plan (LTP)**

The Local Transport Plan, produced by Shropshire Council, as the highways authority, sets out the strategy and action plan for the area's transport needs and the priorities to seek funding for transport improvements.

**Market Towns Revitalisation Programme**

A Shropshire Council programme to help guide future regeneration activity in the market towns. The programme is currently under development.

**Mineral Safeguarding Areas (MSA)**

These ensure that economic mineral resources are adequately and effectively considered in land use planning decisions for non mineral development. The Mineral Safeguarding areas alert prospective developers of non-mineral development to the existence of valuable mineral resources.

**Nitrate Vulnerable Zone**

These have been established by the Environment Agency in areas where nitrate from agricultural land is causing, or could cause, pollution of the water environment. In these zones Action Programmes of compulsory measures apply. These measures include a requirement for farmers to limit their applications of livestock manures and, in some circumstances, to observe closed periods for the application of organic manure to agricultural land.

**Permitted Reserves**

Saleable minerals in the ground with planning permission for winning and working. Usually expressed in million tonnes.

### **Planning and Compulsory Purchase Act 2004**

This is the legislation passed by the Government which brought about changes to the planning system in England. It introduced the Local Development Framework as a replacement for the Structure Plan and Local Plan. The Act took effect in September 2004.

### **Planning Policy Guidance (PPG)**

Issued by central government these are national policy guidance notes which set out the requirements for planning. They include policies and some practical advice for the implementation of policy. They are in the process of being replaced by Planning Policy Statements which were introduced into the planning system by the Planning and Compulsory Purchase Act 2004.

### **Planning Policy Statement (PPS)**

These are individual documents stating the Government's national policy framework for specific areas of planning. These were introduced in the Planning and Compulsory Purchase Act 2004 and are replacing previous PPGs. They differ from PPGs by being more concise and have no reference to the practical implementation of policy. They are material considerations in planning application decisions.

### **Proposals map**

The base map which shows the sites proposed for development in Development Plan Documents.

### **Ramsar Sites**

Sites designated under the European Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.

### **Readily available land**

Defined within the RSS. A site is defined as readily available if all the following criteria are met: the site either has planning permission and/or is allocated for economic development in the development plan and/or is committed by an appropriate Council resolution; there are no major problems of physical condition; no major infrastructure problems in relation to the scale of development/activity proposed; and the site is being actively marketed.

### **Recognisable named settlements**

As defined in Shropshire Council's Interim Planning Guidance on Affordable Housing. Such settlements will normally have a name on the Ordnance Survey map, and meet at least one of the following criteria: have some local service(s) or facility(ies); be within safe walking distance, a short walk of a bus stop that has at least a daily bus service, or within a short car journey of a larger settlement benefiting from some local services or facilities; or be accessible (within 3 km) of a rural enterprise employing at least 3 people provided that the initial occupier of an affordable dwelling has a contract of employment there.

### **Regeneration Prospectus**



The name for the delivery programme comprising the LDF Implementation Plan and the Local Investment Plan, to be produced by Shropshire Council.

**Regional Economic Strategy (RES)**

Prepared by AWM, the West Midlands Economic Strategy, entitled Connecting to Success, sets out the regional strategy for achieving economic growth in the region and focuses on the importance of business, people and place in delivering a successful economy.

**Regional Planning Body (RPB)**

The body that prepares, monitors and reviews the regional planning guidance for its region. For English regions the RPB is the Regional Assembly. They are responsible for developing and co-ordinating a strategic vision for improving the quality of life in a region. RPBs must set priorities and prepare certain regional strategies, including the Regional Spatial Strategy.

**Regional Spatial Strategy (RSS)**

The RSS establishes the planning vision for the region and sets out policies covering a range of issues including housing, transport, economic development and the environment. The RSS for the West Midlands is prepared by the West Midlands Regional Assembly. All planning documents prepared by local authorities in the region must conform to the policies laid out in the RSS.

**Rural diversification**

The growth, extension or variation of the range of products or fields of operation of a rural business. For example, this might entail branching out from traditional farming activities to a new income generating enterprise such as tourism or food processing. The increased mix and type of employment opportunities in rural areas can help sustain rural communities.

**Rural Regeneration Zone (RRZ)**

Set up by Advantage West Midlands the RRZ brings together partners from the public, private and voluntary sector to develop and implement a programme of economic regeneration for the area. Large areas of Shropshire, including the majority of south and north west are covered by the RRZ.

**Saved Policies**

Policies within Local Plans and Structure Plans that are saved for a period of time during production of Local Development Documents. Within Shropshire the Shropshire Council LDF will eventually replace the saved policies in the Local Plans and Structure Plan (prepared jointly by Shropshire County Council and Telford and Wrekin) of the six former local authorities.

**Scheduled Ancient Monument**

Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

**Section 106 Agreement**

A legal agreement between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. The term comes from the legislation under section 106 of the 1990 Town & Country Planning Act.

**Secured by Design**

This focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards for a wide range of applications and products.

**Sequential Approach**

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites.

**Shrewsbury Vision**

Emerging Shropshire Council regeneration framework for urban areas within the town where considerable change is needed.

**Single Conversation**

A Homes and Communities Agency led initiative to make connections between housing and regeneration need, market opportunity, planning policy, land supply and development viability.

**Single Integrated Regional Strategy (SIRS)**

Government reforms to bring together economic development and planning at regional level and address fragmentation of strategies (RSS and RES) by replacing with a single integrated strategy.

**Site of Special Scientific Interest (SSSI)**

A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.

**Site specific allocations**

Allocations of defined areas of land for particular or mixed use developments identified in development plan documents. Policies in the document will identify any specific requirements for individual sites.

**Social Rented**

Housing that is rented from either a housing association or the council. Social housing is regulated by the Tenant Services Authority and must be at affordable rent levels.

**Source Protection Zone**

The Environment Agency identifies Source Protection Zones to protect groundwater (especially public water supply) from developments that may damage its quality.

### **Spatial planning**

The Government is seeking to promote greater integration between the land use planning system and the various strategies produced by local authorities and other organisations. The spatial approach towards planning goes beyond the grant or refusal of planning permission and involves a wider range of policies than has normally been included in planning documents.

### **Special Area of Conservation (SAC)**

These are strictly protected sites designated under the EC Habitats Directive. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds).

### **Special Protection Areas (SPA)**

Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.

### **Statement of Community Involvement (SCI)**

Statement of a Council's proposed standards and approach to involving the local community and stakeholders in the preparation, alteration and review of all Local Development Documents and development control decisions. The statement is subject to independent examination and forms an essential part of the Local Development Framework.

### **Strategic Flood Risk Assessments (SFRA)**

Used as a tool by Local Authorities to assess flood risk for spatial planning, producing development briefs, setting constraints, informing sustainability appraisals and identifying locations of emergency planning measures and requirements for individual development flood risk assessments.

### **Strategic Housing Land Availability Assessment (SHLAA)**

The SHLAA provides an informed estimate of the availability of land where housing could be developed at a given point in time. It informs the LDF process and helps ensure that councils maintain a five-year supply of available housing land. It is updated annually.

### **Structure Plan**

The 'old style' planning document setting out the strategic planning policies for shire counties that form the basis for detailed policies in Local Plans. The Structure Plan for Shropshire was jointly prepared with Telford and Wrekin. The Planning and Compulsory Purchase Act 2004 replaced the Structure Plan with the LDF. Certain policies within the Structure Plan have been saved under transitional arrangements to the new planning system until they are replaced by the Shropshire Council LDF.

### **Supplementary Planning Documents (SPDs)**

A planning document that gives further information on policies laid out in Development Plan Documents such as the Core Strategy. They can cover a range of site and theme specific issues but should not contain new policies.

**Sustainability Appraisal (SA)**

All Local Development Documents need to include a separate document called a Sustainability Appraisal (SA). The SA appraises the economic, environmental and social effects of planning policies to ensure they uphold the principles of sustainable development. All Sustainability Appraisals need to include the requirements of a European directive called the Strategic Environmental Assessment.

**Sustainable Community Strategy (SCS)**

A wide ranging strategy aiming to improve the social, environmental and economic well being of a Local Authority area, focussing on the needs, aspirations and priorities of local communities. The Sustainable Community Strategy co-ordinates the actions of public, private, voluntary and community sectors. The Government intends that LDFs will provide spatial expression to those elements of the Sustainable Community Strategy which relate to the use and development of land

**Sustainable Drainage System (SuDS)**

This includes drainage systems that are designed to promote filtration and evaporation of water close to source to avoid the use of pipes directly into watercourses. SuDS can aid water quality, maintain groundwater levels and contribute to a reduced risk of flooding.

**Sustainable Transport**

Transport choices which minimise the environmental impact of travel, including walking and cycling for shorter journeys, combined with train or bus for longer journeys. The environmental impact of car travel can be reduced through driving techniques, more economical models, and alternative fuels eg electricity.