

APPENDIX B:

Shropshire Local Development Framework

Core Strategy

Sustainability Appraisal

January 2010



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Introduction

Sustainability Appraisal (SA) is statutory process by which plans and strategies are assessed against their impact on a range of important economic, social and environmental considerations. It is the role of the SA to ensure these factors are considered in a balanced manner from the outset and throughout the preparation of a strategy.

This report provides a complete Sustainability Appraisal of each policy contained within the Submission Core Strategy. The assessment has compared the relative merits of each policy against agreed sustainability objectives.

The SA is an ongoing process which is being carried out alongside the preparation of the Core Strategy. As such, the outcomes of the SA process have influenced the content of each policy along side stakeholder feedback and wider evidence base work.

Background

The Sustainability Appraisal (SA) process is incremental and includes various stages throughout the preparation of the Core Strategy. The initial stage in the process was the production of a draft SA Scoping Report in July 2008. The SA Scoping Report collated a detailed set of baseline information on a range of relevant topic areas; outlined a list of key sustainability issues facing Shropshire; and established a set of Sustainability Objectives and Indicators to be used to assess emerging plan options and policies against. The draft SA Scoping Report was subject to a six week consultation exercise.

An SA assessing the Core Strategy 'Issues and Options' Report was published for consultation in January 2009 and an updated SA for the Core Strategy 'Policy Directions' was published in August 2009.

Independent assessment of the SA

The Sustainability Appraisal has been subjected to an independent, external assessment, undertaken in May 2009. The external assessor was asked to provide an independent assessment of the robustness of the Core Strategy 'Issues and Options' Sustainability Appraisal Technical Report; to report back findings; and, where necessary to make recommendations for changes to be made to the SA Conclusions. The independent assessment was in overall agreement with the conclusions and assumptions made within the SA.

Strategic Environmental Assessment

The Sustainability Appraisal process must incorporate the requirements of the European legislation on the *Strategic Environmental Assessment (SEA)*. The key objective of the SEA Directive is:

“to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development”

The SA will expand this assessment to include relevant social and economic implications. Each chapter provides a clear indication of which stage of the SEA Directive is being carried out. The SA Scoping Report may be referred to for information on the early SEA stages.

Methodology and Assessment

The Sustainability Objectives developed at the Scoping Report stage have been used to assess the sustainability implications of the new policy directions. These Objectives have been developed from an analysis of the key sustainability issues facing Shropshire and have been subject to public consultation. Table 1.1 below shows the Sustainability Objectives.

Table 1.1: Sustainability Objectives (SO)

SO1: Promote safer communities;
SO2: Provide a sufficient quantity of good quality housing, which meets the needs of all sections of society;
SO3: Promote a strong and sustainable economy throughout Shropshire;
SO4: Encourage high quality inward investment, and support existing businesses to expand and diversify;
SO5: Encourage a modal shift towards more sustainable forms of transport;
SO6: Reduce the need of people and businesses to travel;
SO7: Promote community participation in a diverse range of sporting, recreational and cultural activities;
SO8: Create active and healthier communities for all and reduce inequalities in health services;
SO9: Reduce Shropshire’s contribution to climate change;
SO10: Adapt to the impacts of climate change;
SO11: Protect, enhance and manage Shropshire’s landscapes and townscapes;
SO12: Preserve and enhance features and areas of archaeological, historical and cultural heritage importance
SO13: Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire’s geological heritage;

SO14: Protect and enhance Shropshire's water resources;
SO15: Improve local air quality
SO16: Reduce the risk of flooding to people, property and wildlife;
SO17: Protect and improve soil quality and soil retention;
SO18: Ensure the efficient use of land and material resources

When scoring each 'Choice' Option against the Sustainability Objectives a variety of issues have been considered. These include:

- The likely time frame of the impact, i.e. short term (0-5 years); medium term (6-10 years); and, long term (beyond 10 years);
- The predicted significance of the impact;
- The potential secondary impacts of each option;
- The potential cumulative impacts of a combination of options;
- The probability of the predicted impact;
- Any uncertainties and assumptions made, such as the likelihood of delivery;
- Any potential mitigation measures which could be used to make options more sustainable

Sustainability Appraisal Significance Criteria

Significance of Effect		Description of effect
++	Major positive	Likely to benefit a large area of Shropshire or a large number of people and receptors. The effects are likely to be direct and permanent and the magnitude will be major
+	Minor Positive	The extent of predicted beneficial effects is likely to be limited to small areas within the County, or small groups of people and receptors. The effects can be direct or indirect, temporary or reversible. The magnitude of the predicted effects will be minor
0	Neutral	Neutral effects are predicted where the option being assessed is unlikely to alter the present or future baseline situation
-	Minor negative	Minor negative effects are likely to be limited to small areas within the Borough, or limited to small groups and receptors. The effects can be direct or indirect, temporary or reversible.
--	Major Negative	Likely to affect the whole or large areas of Shropshire. Also applies to effects on nationally and internationally important assets. The effects are likely to be direct, irreversible and permanent. The magnitude of the predicted effects will also be major

?	Unknown	This significant criterion is applied to effects where there is insufficient information to make a robust assessment. In this kind of situation it is not clear whether the positive or negative effects will outweigh each other
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Consultation

The Sustainability Appraisal report will be subject to consultation alongside the Submission Core Strategy document for a six week period between xxx and xxx. This consultation process will allow external scrutiny of the conclusions and recommendations made in the SA.

Whilst progressing in parallel with the Core Strategy, the SA process must remain separate and independent so as to ensure robust recommendations are made.

The tables on the following pages provide a set of sustainability scores for each Option, along with a commentary and a summary of impacts.

Policy CS1: Strategic Approach

Shropshire will flourish, accommodating investment and new development to contribute to meeting its needs and to make its settlements more sustainable, delivering around 27,500 new homes, of which 9,000 will be “affordable housing”, up to 290 hectares of employment land, and accompanying infrastructure across Shropshire in the following places:

- Shrewsbury, as a sub-regional centre and Shropshire’s growth point, will be the focus for significant retail, office and employment development, and accommodate up to 25% of Shropshire’s residential development over the plan period.
- The market towns and other key centres will maintain and enhance their traditional roles in providing services and employment, accommodating around 40% of Shropshire’s residential development over the plan period.
- The rural areas will become more sustainable through a “rural rebalance” approach, accommodating around 35% of Shropshire’s residential development over the plan period. Development and investment will be located predominantly in community hubs and community clusters, and will contribute to social and economic vitality. Outside these settlements, development will primarily be for economic diversification and to meet the needs of the local communities for affordable housing.

The Site Allocations and Development Management DPD will make provision for housing and employment needs in the spatial zones having regard to their differing pressures, opportunities and constraints, in the following ranges:

- In Central Shropshire, 8,250 – 8,800 dwellings and 95 - 105 hectares employment land, of which 85 – 95 hectares will be in Shrewsbury
- In North West Shropshire, 5,775 – 6,325 dwellings and 55 - 65 hectares employment land
- In North East Shropshire, 5,500 – 6,050 dwellings and 50 - 60 hectares employment land
- In South Shropshire, 3,575 – 4,125 dwellings and 35 - 45 hectares employment land
- In East Shropshire, 3,025 – 3,850 dwellings and 30 - 40 hectares employment land, together with additional housing provision of up to 1,000 dwellings, if required, for returning military personnel

SO				Commentary
	S	M	L	
1	+	+	+	All new development will be designed taking Secured by Design into account
2	+	+	+	This policy ensures that new housing development is spread throughout the County.
3	++	++	++	This policy encourages the promotion of a strong economy through the delivery of employment land throughout the County.
4	++	++	++	The provision of employment land will encourage inward investment into the County
5	+	+	+	Focusing new development in existing settlements will help to ensure that improvements will be made to existing networks for sustainable modes of travel.
6	+	+	+	Focusing new development in existing settlements will ensure that provision of existing facilities and services is maintained, thus helping to reduce the need for communities to travel
7	+	+	+	New residential developments will be required to contribute to the provision of open, space sport and recreation. All development will be expected to build in footpaths and cyclepaths which link to existing networks
8	+	+	+	Directing new development to existing areas will provide opportunities to improve existing health services
9	+	+	+	New developments will be required to be designed to maximise water, energy and resource efficiency measures
10	+	+	+	New developments will include sustainable drainage techniques and landscaping which will help to provide urban cooling and natural shade.
11	+	+	+	Directing development to existing settlements will reduce the impact on Shropshire's landscape
12	+	+	+	Careful design and appropriate locations for new development will ensure that impact on historic features will be minimised
13	+	+	+	New developments will ensure that opportunities for improving wildlife habitats and corridors are maximised
14	+	+	+	New developments will be required to incorporate sustainable drainage techniques
15	0	0	0	No significant impact
16	+	+	+	New developments will include sustainable drainage techniques, thus helping to reduce impacts of surface water runoff
17	0	0	0	No significant impact
18	+	+	+	Directing growth towards existing settlements will ensure opportunities are maximised for developing previously developed land

Policy CS2: Shrewsbury Development Strategy

A comprehensive and co-ordinated approach will be pursued to the planning and development of Shrewsbury. The approach, encapsulated by the Shrewsbury Vision, integrates elements of housing, economic, transport, community and environmental policy, and will enable the town to achieve a significant level of housing and economic growth linked with infrastructure improvements, whilst protecting and enhancing the town's role, character and the unique qualities of its historic built and natural environment.

- Shrewsbury will provide the primary focus for development for Shropshire, providing up to 25% of its additional housing for the period 2006-2026 (approximately 6,500 dwellings - 325 dwellings per annum), and 90 hectares of employment land;
- Shrewsbury will develop its role as Shropshire's primary retail, office and commercial centre, and the vitality and viability of the town centre will be promoted, protected and enhanced. The Riverside and West End areas of the town centre will be redevelopment priorities;
- The Shrewsbury Northern Corridor will be improved in accordance with the aims of the Northern Corridor Regeneration Framework, with the restoration and redevelopment of the Ditherington Flaxmill site and the enhancement of major existing commercial, employment and mixed use areas, a priority;
- Shrewsbury's strategy will recognise the need for the continuing development of high quality business parks on the edge of the town centre and the periphery of the town, including the Battlefield Enterprise Park and Shrewsbury and Oxon Business Parks, and the importance of the Meole Brace and Sundorne retail parks, both of which have scope for enhancement and expansion, if required;
- Shrewsbury will be a major focus within Shropshire for the provision of infrastructure and services to meet the needs of the town and its wider catchment area, with current priorities set out in the LDF Implementation Plan;
- Shrewsbury's priorities for the allocation/release of land for development will be:
 - Making best use of previously developed land and buildings for housing and other uses within the built up area, especially sites contributing to the enhancement of the town centre, the redevelopment of edge-of-centre areas, and the regeneration of the Shrewsbury Northern Corridor;
 - Bringing forward, on a phased and planned basis, two sustainable urban extensions providing 25% of Shrewsbury's housing growth and 50% of its employment growth:

- Shrewsbury South – land off Thieves Lane/Oteley Road/Hereford Road as illustrated on the Key Diagram, to incorporate the expansion of Shrewsbury Business Park, the development of a new strategic employment site on land adjoining the Shrewsbury Town Football Club, scope for the expansion of Meole Brace Retail Park, if required, and other commercial uses, A5 junction and sustainable transport improvements, major housing development to the north and south of Oteley Road and green infrastructure improvements (including the Rea Brook Valley).
- Shrewsbury West – land at Bicton Heath and off Welshpool Road as illustrated on the Key Diagram, to incorporate major housing development north of Welshpool Road, additional employment land, the provision of a new link road from Churncote Island to Holyhead Road, enhancement of Park and Ride facilities and other sustainable transport improvements, scope for additional health and care facility development, and the provision of new community facilities.
- Smaller-scale sustainable housing land releases on the edges of Shrewsbury, identified in the Site Allocations and Management of Development DPD, to provide the balance of housing land required;
- In recognition of the special character of the town and its particular environmental challenges, the development of the town will have regard to:
 - the Shrewsbury Integrated Transport Strategy as advanced through the Shropshire Local Transport Plan, and the proposed Shrewsbury North West Relief Road;
 - flood risk management, based on the Shropshire Strategic Flood Risk Assessment, that protects and enhances the corridor of the River Severn and its tributaries and enables development appropriate to the flood risk;
 - the promotion, conservation and enhancement of the town's natural and historic features, heritage assets, green corridors and spaces, and environmental quality, including the corridors of the River Severn and its tributaries, the town centre and the registered battlefield;

SO				Commentary
1	S	M	L	Development briefs are likely to be prepared for all allocated sites and these, in conjunction with policy CS6

					should provide opportunities to design out crime.
2	+	+	+	+	This policy seeks to meet housing needs, including (by assumption) a mix of tenures
3	+	+	+	+	The provision of high quality business parks together with improvements to transport networks will encourage a strong and sustainable economy
4	+	+	+	+	Improvements to the Northern Corridor will increase opportunities for inward investment, so too will improvements to the transport network.
5	+	+	+	+	New developments and re-development of existing sites will provide opportunities for improvements and additions to the transport networks to ensure there is greater opportunity to travel by sustainable transport modes.
6	+	+	+	+	The redevelopment of and improvements to existing sites will ensure that new development is in sustainable locations
7	+	+	+	+	This policy seeks to protect and promote Shrewsbury's green corridors and spaces thereby encouraging greater use of these spaces.
8	+	+	+	+	New development and redevelopment of existing sites will ensure that access to health facilities is a priority.
9	+	+	+	+	New developments will include measures to maximise water and energy efficiency and also provide renewable energy technology where possible. Landscaping will ensure that natural shading and cooling is provided.
10	+	+	+	+	New developments will incorporate sustainable drainage systems and high water and energy efficiency measures.
11	+	+	+	+	Redevelopment of existing sites will prevent need for development on greenfield sites. New development will respect and enhance the public realm.
12	+	+	+	+	This policy includes the redevelopment of the historic Flaxmill
13	+	+	+	+	New developments will protect and enhance existing sites of importance together with corridors which create links between these sites
14	+	+	+	+	New developments are required to include high water efficiency measures.
15	+	+	+	+	Improvements to the transport network will enable more use of sustainable transport
16	+	+	+	+	New developments will include measures to help prevent surface water runoff. Vulnerable uses will not be built in areas at high risk from flooding.
17	+	+	+	+	Redevelopment of previously developed land will help to reduce the amount of contaminated land.
18	+	+	+	+	The re-use of previously developed land helps to ensure that the best use of land is achieved

Policy CS3: Market Towns and Other Centres

The market towns and other key centres will maintain and enhance their roles in providing facilities and services to their rural hinterlands, and providing foci for economic development and regeneration. Balanced housing and employment development, of an appropriate scale and design that respects each town's distinctive character and is supported by improvements in infrastructure, will take place within the towns' development boundaries and on sites allocated for development.

North West Shropshire

Oswestry will provide a focus for major development. To accommodate growth, land allocations will include a comprehensively planned, integrated and sustainable urban extension to the south east of Oswestry, on land between Shrewsbury Road, Middleton Road and the A5/A483 Oswestry bypass, as illustrated on the Key Diagram. This strategic location will accommodate a mix of new housing (750+ dwellings), employment land (4-6 hectare Business Park), a local centre, a network of open space and green infrastructure, and a new link Road between Shrewsbury Road and Middleton Road, together with sustainable transport improvements.

Ellesmere will have development to support local business development, recognising its high quality landscape particularly the environmental and historic assets of the meres and the canal.

North East Shropshire

Market Drayton will have substantial development that balances business development with housing development and enhances the town's infrastructure and facilities and its role as a centre for food production.

Whitchurch will have substantial development, recognising its accessible location on the highway and rail network, maintaining and enhancing its vibrant town centre and balancing business and housing development.

Wem will have development to strengthen its economic role and support and enhance its important community assets and to maintain its role as a sustainable place.

Central Shropshire

Minsterley and Pontesbury as a combined key centre will accommodate development to enhance their linked roles providing employment and services in the local area, whilst retaining their distinctive and separate identities.

Southern Shropshire

Ludlow will provide a focus for development, whilst respecting its historic character.

Craven Arms will have development as a local growth point in the A49 corridor, growing its role in providing services and employment opportunities for the local area.

Church Stretton, Bishops Castle and Cleobury Mortimer will have development that balances environmental constraints with meeting local needs.

Eastern Shropshire

Bridgnorth will provide a focus for development within the constraints of its location on the edge of the Green Belt and on the River Severn.

Shifnal and Albrighton will have development to meet local needs, respecting their location in the Green Belt. No changes will be made to Green Belt boundaries. Some of the development to meet the needs of returning military personnel will be accommodated in Shifnal and Albrighton, if required.

Broseley and Highley will have development that balances environmental constraints with meeting local needs.

Much Wenlock will have limited development that reflects its important service and employment centre role whilst retaining its historic character.

Cross-boundary proposals

Shropshire will work with adjoining local authorities where settlements adjoining Shropshire require cross-boundary opportunities to meet their needs for sustainable development, including, but not limited to, sites around Burford in relation to the growth of Tenbury Wells, sites in Shropshire in relation to growth in adjoining Knighton and the Ironbridge power station site in relation to proposals for Ironbridge and Telford.

SO				Commentary
	S	M	L	
1	+	+	+	All new development will pay regard to Secure by Design and thereby promote community safety
2	+	+	+	This policy secures the development of balanced housing development across the county

3	+	+	+	+	This policy seeks employment development at a suitable level for settlements to be able to accommodate, improvements to infrastructure will also help to improve accessibility into and through the county
4	+	+	+	+	This policy gives support to existing businesses and recognises the importance of local centres
5	0	0	0	0	No significant impact
6	+	+	+	+	The provision and retention of locally accessible services should reduce the need to travel.
7	+	+	+	+	Community participation in a range of cultural, sporting and recreational activities should be encouraged and maintained through the protection and improvement of local services and facilities.
8	+	+	+	+	Access to health facilities in rural areas should be supported and improved through the focus on key centres.
9	+	+	+	+	New developments will include measures to maximise water and energy efficiency and also provide renewable energy technology where possible. Landscaping will ensure that natural shading and cooling is provided.
10	0	0	0	0	No significant impact
11	+	+	+	+	The retention of existing facilities and development of new services to meet identified local needs should take into account environmental constraints including the need to protect, enhance and manage Shropshire's landscape and townscapes
12	0	0	0	0	No significant impact
13	+	+	+	+	This strategy approach seeks to improve local environmental assets and therefore should ensure that any development does not have an adverse effect on the natural environment.
14	+	+	+	+	Improvements to infrastructure should improve water efficiency and new developments will incorporate water saving measures and sustainable drainage techniques
15	0	0	0	0	No significant impact
16	0	0	0	0	No significant impact
17	0	0	0	0	No significant impact
18	+	+	+	+	Focusing future development in those areas with existing communities will help to ensure the best use of land and resources

CS4 Community Hubs and Community Clusters

In the rural area, communities will become more sustainable by:

- **Focusing private and public investment in the rural area into Community Hubs and Community Clusters, and not allowing development outside these settlements unless it meets policy CS5;**
- **Allowing development within Community Hubs and Community Clusters that helps rebalance rural communities by providing facilities, economic development or housing for local needs, and is of a scale that is appropriate to the settlement;**
- **Ensuring that market housing development makes sufficient contribution to improving local sustainability through a suitable mix of housing that caters for local needs and by delivering community benefits in the form of contributions to affordable housing for local people and contributions to identified requirements for facilities, services and infrastructure. The priorities for community benefit will be identified in partnership with the community;**
- **Ensuring that all development within Community Hubs and Community Clusters is of a scale and design that is sympathetic to the character of the settlement and its environs, and satisfies policy CS6.**

Community Hubs and Community Clusters are identified in the Site Allocations and Development Management DPD.

SO				Commentary
	S	M	L	
1	+	+	+	This policy reinforces the role of existing communities and will therefore benefit community safety
2	++	++	++	Affordable housing for local people is a key element of this policy
3	+	+	+	Growth of and security of local economy is supported by this policy
4	++	++	++	This policy supports inward investment to local communities and expansion of local economy
5	?	?	?	Focussing development to meet local needs in community hubs and community clusters may have an indirect positive impact on the viability of more sustainable transport modes, but the impact will relate to local

				circumstances and is therefore uncertain.
6	0	0	0	It is expected that this strategy will enable people to live and work in closer proximity, and also help to support local services and community facilities thereby reducing the need for travel. However it is also acknowledged that travel will often be required to access some facilities and services which can not be provided at the immediate local level, and that rural residents may still prefer to access job opportunities further afield.
7	+	+	+	This policy seeks improvements to the provision in open space, sport and recreational facilities
8	++	++	++	This strategy positively supports the provision of community facilities and services which will include recreational facilities where possible.
9	+	+	+	New developments will include measures to maximise water and energy efficiency and also provide renewable energy technology where possible. Landscaping will ensure that natural shading and cooling is provided.
10	+	+	+	New developments will be built to high design standards which will include measures such as SUDS to help adapt to climate change.
11	+	+	+	This policy restricts development to existing settlements unless proposals are compliant with CS5 and therefore should help to protect townscapes and landscapes
12	0	0	0	No significant impact
13	+	+	+	This strategy approach seeks to improve local environmental assets and therefore should ensure that any development does not have an adverse effect on the natural environment.
14	+	+	+	Improvements to infrastructure should improve water efficiency and new developments will incorporate water saving measures and sustainable drainage techniques
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	Focusing future development in those areas with existing communities will help to ensure the best use of land and resources

Policy CS5: Countryside and Green Belt

In the open countryside, new development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt from inappropriate development.

Subject to the further controls over development that apply to the Green Belt, development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to:

- **Small-scale new economic development diversifying the rural economy, including farm diversification schemes;**
- **dwellings to house agricultural, forestry or other essential countryside workers and other affordable housing or accommodation to meet a local need in accordance with national planning policies and Policies CS11 and CS12;**

With regard to the above two types of development, applicants will be required to demonstrate the need and benefit for the development proposed. Development will be expected to take place primarily in recognisable named settlements¹ or be linked to other existing development and business activity.

- **agricultural/horticultural/forestry/mineral related development, although proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts;**
- **the retention and appropriate expansion of an existing established business, unless relocation to a suitable site within a settlement would be more appropriate;**
- **the conversion or replacement of suitably located buildings for small scale economic development / employment generating use;**
- **sustainable rural tourism and countryside recreation proposals in accordance with Policies CS16 and CS17;**
- **required community uses and infrastructure which cannot be accommodated within settlements;**

¹ The definition of the term "recognisable named settlements" is given in the Glossary

Policy CS5: Countryside and Green Belt

- conversion of rural buildings which take account of and make a positive contribution to the character of the buildings and the countryside. Proposals for conversions will be considered with regard to the principles of PPS7, giving equal priority to the following uses:

- small scale economic development/employment generating use, including live-work proposals and tourism uses;
- affordable housing to meet local need (including agricultural workers dwellings);
- other uses appropriate to a countryside location.

Open market residential conversions will only be considered where high standards of sustainability are achieved and, except where the buildings are listed, a financial contribution for the provision of affordable housing to be delivered off site is provided in accordance with Policy CS11.

In all cases, development proposals should be consistent with the requirements of Policies CS6 and CS17.

Green Belt

Within the designated Green Belt in south-eastern Shropshire, there will be additional control of new development in line with government guidance in PPG2. Land within development boundaries in the town of Shifnal, the villages of Albrighton, Alveley, Beckbury, Claverley, and Worfield, and at the Alveley and Stanmore Industrial Estates is excluded from the Green Belt. In addition to appropriate development in these areas, limited infilling will be permitted in any other Community Hubs and Community Clusters listed in the Site Allocations and Management of Development DPD, subject to the requirements of Policies CS4, CS6 and CS11. Also, limited local needs affordable housing on exceptions sites which accords with the requirements of Policy CS11 will be permitted in the Green Belt. Areas of safeguarded land are reserved for potential future development at Albrighton and Shifnal, while the military base and Royal Air Force Museum at Cosford is recognised as a major existing developed site within the Green Belt where limited defence related development will be permitted.

The Green Belt boundary and all relevant policy areas are identified on the Proposals Map for the Site Allocations and Management of Development DPD, which sets out the detailed approach to development in the Green Belt and any new site allocations required within the safeguarded land.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	The type and affordability of housing makes an indirect contribution to securing a strong and sustainable economy by helping to address local housing needs for employees and key workers
3	+	+	+	This policy supports the provision of employment opportunities in the rural area, including sustainable tourism and agricultural diversification schemes
4	+	+	+	Rural diversification is supported by this policy, as is support for existing businesses and employment
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	++	++	++	Support is given for renewable energy proposals and this policy also gives greater opportunity for people to live closer to where they work and thus reduce need for travel.
10	+	+	+	This policy supports renewable energy proposals. New developments will include sustainable drainage techniques
11	++	++	++	This policy seeks to protect the countryside of Shropshire and the Green Belt from inappropriate development
12	+	+	+	This policy ensures that proposals with adverse environmental impacts will not be permitted
13	+	+	+	This policy ensures that proposals with adverse environmental impacts will not be permitted
14	+	+	+	The design of new houses will comply with policy CS6 and thus include water efficiency measures
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

Policy CS6: Sustainable Design and Development Principles

To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. This will be achieved by:

- Requiring all development proposals, including changes to existing buildings, to achieve criteria set out in the sustainability checklist. This will ensure that sustainable design and construction principles are incorporated within new development, and that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible. The checklist will be developed as part of a Sustainable Design SPD;
- Requiring proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced;

And ensuring that all development:

- Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11
- Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density and design taking into account the local context and character, and those features which contribute to local character including scale, pattern and density, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate;
- Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities.
- Is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination;

Policy CS6: Sustainable Design and Development Principles

- Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water;
- Ensures that there is capacity and availability of infrastructure to serve any new development in accordance with the objectives of Policy CS8.

Proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision, or it can be clearly demonstrated that the existing facility, service or amenity is not viable over the long term.

SO	Commentary		
	S	M	L
1	+	+	+
2	++	++	++
3	0	0	0
4	0	0	0
5	+	+	+
6	0	0	0
7	++	++	++
8	+	+	+
9	++	++	++

				change
10	++	++	++	New developments will incorporate sustainable drainage systems. Landscaping and tree planting will provide natural shade and cooling.
11	+	+	+	This policy seeks to protect high quality agricultural land and will only allow development which respects existing local character
12	++	++	++	This policy seeks to conserve the importance of the historic environment in Shropshire
13	++	++	++	This policy seeks to conserve the natural environment in Shropshire
14	++	++	++	Water efficiency will be maximised in new developments
15	+	+	+	This policy ensures that new development pays regard to air quality and in particular those areas with Air Quality Management Areas
16	+	+	+	New developments will be required to meet criteria in the sustainability checklist which will include sustainable drainage techniques
17	++	++	++	This policy specifically seeks to protect the high quality agricultural land and soil quality
18	++	++	++	By achieving criteria in the sustainability checklist, this policy seeks to maximise resource efficiency

Policy CS7: Communication and Transport

A sustainable pattern of development requires the maintenance and improvement of integrated, accessible, attractive, safe and reliable communication and transport infrastructure and services. These need to provide a range of opportunities for communication and transport which meet social, economic and environmental objectives by improving accessibility, managing the need to travel, offering options for different travel needs and reducing the impacts of transport. This will be achieved by:

- promoting greater awareness of travel behaviour to encourage more informed choices about communication, the need to travel and alternative travel options;
- promoting the use of information and communication technologies (ICT) to reduce the impacts of individual travel decisions at work, at home and for leisure;
- facilitating enterprise and improved access to services and information using ICT/broadband technologies especially by managing the development of fixed and mobile ICT infrastructure and enabling local access to ICT facilities;
- protecting and enhancing strategic and local cycling, footpath, bridleway and canal networks as local transport routes and for recreation and leisure use;
- enabling the provision of accessible, affordable and demand responsive passenger transport services including bus, Park & Ride, rail, coach, taxi, community transport services and car sharing initiatives;
- promoting rail related developments to support the sub-regional role of Shrewsbury and the role of Market Towns and other rail linked centres and increasing choice of destinations and service frequency and travel times. This will require rail infrastructure and service improvements especially along the A5/M54 rail corridor including a Parkway Station for Shrewsbury;
- promoting and enabling improvements to the strategic and local highway network including improvements to the A5 Shrewsbury and Oswestry by-passes and promotion of the Shrewsbury North West Relief Road;
- facilitating freight movements through the County road and rail networks especially along the A5 and the A49 and to

Policy CS7: Communication and Transport		encourage greater freight movements by rail.		Commentary	
SO	S	M	L		
1	0	0	0	No significant impact	
2	0	0	0	No significant impact	
3	++	++	++	Improvements to transport infrastructure and improvements to ICT will increase opportunities in both rural and urban areas and promote a strong economy	
4	++	++	++	This policy promotes an efficient transport and communication system which will encourage inward investment into the County.	
5	++	++	++	This policy aims to improve access to public transport and exploit existing transport infrastructure	
6	+	+	+	Reducing the need to travel is a key element of this policy	
7	++	++	++	This policy seeks improvements to existing cycle and footpaths and the creation of new ones, this will increase opportunities for community participation in recreational activity	
8	+	+	+	Improvements to transport infrastructure should improve accessibility to facilities and services for health	
9	+	+	+	Improvements to transport infrastructure and increasing travel by more sustainable forms of transport should help to reduce Shropshire's contribution to climate change.	
10	0	0	0	No significant impact	
11	-	-	-	Although improvements to existing transport networks should minimise impact on landscape, the creation of new roads or railway lines will have an impact on our landscapes	
12	0	0	0	No significant impact	
13	0	0	0	No significant impact	
14	0	0	0	No significant impact	
15	+	+	+	Improvements to footpaths, cyclepaths and public transport should help to reduce the amount of travel using the private car and help to improve air quality	
16	0	0	0	No significant impact	
17	0	0	0	No significant impact	
18	0	0	0	No significant impact	

<p>Policy CS8: Facilities, Services and Transport</p> <p>The development of sustainable places in Shropshire with safe and healthy communities where residents enjoy a high quality of life will be assisted by:</p> <ul style="list-style-type: none"> • Protecting and enhancing existing facilities, services and amenities that contribute to the quality of life of residents and visitors; • Preserving and improving access to facilities and services wherever possible, including access to information and communication technologies (ICT), throughout Shropshire; • Facilitating the timely provision of additional facilities, services and infrastructure to meet identified needs, whether arising from new developments or existing community need, in locations that are appropriate and accessible; • Positively encouraging environmentally sensitive infrastructure that mitigates and adapts to climate change, including decentralised, low carbon and renewable energy generation, and working closely with network providers to ensure provision of necessary energy distribution networks. 	
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SO	Commentary		
	S	M	L
1	+	+	+
2	+	+	+
3	++	++	++
4	+	+	+
5	+	+	+
6	+	+	+

7	+	+	+	Meeting identified needs arising from new development will include the provision of sporting, recreational and cultural facilities
8	+	+	+	Improved access to health services and facilities is likely to result from this policy
9	++	++	++	This policy seeks to positively encourage renewable energy facilities and infrastructure so should make a significant contribution to reducing the impacts of climate change
10	+	+	+	This policy aims to provide infrastructure to help adaptation to climate change
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	+	+	+	The creation of new open spaces, cyclepaths and footpaths will have potential benefits for wildlife who can use these corridors as migratory routes
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	+	+	+	This policy seeks to ensure that new development is supported by adequate services and facilities, including water management infrastructure. This should help to reduce the risk of flooding.
17	0	0	0	No significant impact
18	0	0	0	No significant impact

Policy CS9: Infrastructure Contributions

Development that provides additional dwellings or employment premises will help deliver more sustainable communities by making contributions to local infrastructure in proportion to its scale and the sustainability of its location, in the following order of priority:

- **Critical infrastructure that is necessary to ensure adequate provision of essential utilities, water management and safe access for the development**
- **Priority infrastructure, as identified in the LDF Implementation Plan, including contributions from residential developments towards affordable housing as required to meet policy CS11 *Type and affordability of housing***
- **Key infrastructure as identified in the LDF Implementation Plan**

SO				Commentary
	S	M	L	
1	+	+	+	Infrastructure provision can include measures to reduce crime and improve social inclusion.
2	+	+	+	Affordable housing is a key element of infrastructure. This policy direction will have a strong positive impact on the provision of good quality housing with benefits for several different sections of society.
3	++	++	++	Infrastructure is an important component of economic development. This policy direction provides a clear framework for infrastructure provision which should encourage the wider distribution of ICT facilities in rural areas and enable the delivery of employment land throughout the county.
4	+	++	++	Infrastructure provision will support the expansion of existing businesses and encourage inward investment through the provision of facilities and clarity for developers over the expected level of contributions.
5	+	++	++	This policy can be used to support the development of more sustainable forms of transport.
6	0	0	0	No significant impact
7	+	++	++	The provision of open space, sport and recreation facilities as part of new developments will increase opportunities for communities to engage in activity.
8	+	++	++	Infrastructure can support health facilities and access to them so this policy direction should help reduce inequalities in services and promote healthier communities
9	+	+	+	The inclusion of new cyclepaths and footpaths will help to encourage more people to use sustainable forms of transport rather than rely on the private vehicle.
10	+	+	+	Improvements to habitats, green corridors and landscapes will help Shropshire adapt to climate change.
11	+	+	+	Infrastructure contributions may be used to conserve and enhance landscape features and important elements of townscapes
12	+	+	+	Infrastructure contributions may be used to conserve and enhance historic features and important elements of heritage importance
13	+	++	++	Development will contribute to the improvement of green corridors and sites of importance.
14	++	++	++	This policy priorities water management as critical infrastructure
15	0	0	0	No significant impact
16	+	+	+	Incorporation of sustainable drainage techniques will help to reduce the risk of flooding created by new developments.
17	0	0	0	No significant impact
18	0	0	0	No significant impact

Policy CS10: Managed Release of Housing Land	
<p>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:</p> <ul style="list-style-type: none"> - 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. <p>Development will be phased in five year time bands as follows:</p> <p>2006/2011 – 1190 dwellings per annum 2011/2016 – 1390 dwellings per annum 2016/2021 – 1390 dwellings per annum 2021/2026 – 1530 dwellings per annum</p>	

SO	Commentary		
	S	M	L
1	0	0	0
2	++	++	++
3	+	+	+
4	+	+	+

No significant impact
This policy should provide a sufficient quantity of housing which, in conjunction with Policy CS11, will meet the needs of all sections of society
Release of land for housing addresses local housing needs for employees and key worker so makes an indirect contribution to securing a strong and sustainable economy
Inward investment and business expansion should be supported by this policy as housing land is necessary

					to sustain the workforce
5	0	0	0	0	No significant impact
6	0	0	0	0	No significant impact
7	0	0	0	0	No significant impact
8	0	0	0	0	No significant impact
9	0	0	0	0	No significant impact
10	0	0	0	0	Climate change adaptation measures will largely be a function of the design of development rather than the amount and location
11	+	+	+	+	The re-use of previously developed land is prioritised in this policy, which should help to ensure a lower amount of greenfield land to be developed
12	0	0	0	0	No significant impact
13	+	+	+	+	This policy seeks to protect sites of ecological value against
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Reducing risk from flooding is a function of the location of new development rather than the amount
17	+	+	+	+	Targets for the re-use of brownfield land will help to limit loss of high quality agricultural soils.
18	+	+	+	+	Targets for the re-use of brownfield land and phased release of land for housing will help to ensure that land is used efficiently and material resource use is linked to site location.

Policy 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.

SO	Commentary		
	S	M	L
1	+	+	+
2	++	++	++
3	+	+	+
4	+	+	+
5	0	0	0
6	+	+	+
7	0	0	0
8	+	+	+
9	0	0	0
10	+	+	+
11	0	0	0
12	0	0	0
13	0	0	0
14	+	+	+
15	0	0	0
16	0	0	0
17	0	0	0
18	+	+	+

Policy CS12: Gypsies and Travellers

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.

SO	Commentary		
	S	M	L
1	+	+	+
2	+	+	+
3	0	0	0

Identifying sites for gypsy, traveller and showpeople should provide certainty of location and thus reduce community safety concerns arising from unauthorised site use. Opportunities for social inclusion will be maximised. Clear design standards should provide areas for safe storage of materials.

This policy direction meets the housing needs of one section of society in particular. It also meets the needs of other communities by providing certainty on the location of sites.

The role of gypsies and travellers in Shropshire's economy is supported by this policy direction. It offers housing security for this section of society which in turn, forms a good basis for economic activity. However, this significance of this is beneficial impact is likely to be low in a county wide context.

4	0	0	0	0	No significant impact
5	0	0	0	0	No significant impact
6	0	0	0	0	Travel is an inherent feature of gypsy and traveller's lifestyles. Certainty of good quality sites might reduce the amount of travel but this is difficult to predict and is unlikely to be significant.
7	0	0	0	0	More and better sites in identified locations might encourage a stable travelling community. The requirement to provide either on-site recreational facilities or contribute to off-site provision should encourage community participation. However, the likely small scale nature of such provision will limit its significance.
8	0	0	0	0	A certainty of good site provision might encourage the travelling community to stay for longer periods in one area and thus increase opportunities for access to health facilities. However, this is difficult to predict and the significance of the impact is likely to be low.
9	0	0	0	0	The travelling community tends to have a lower carbon footprint than other sectors of society. Support for gypsies and travellers maintains their low carbon emissions but does not actively reduce Shropshire's contribution to climate change.
10	0	0	0	0	No significant impact
11	+	+	+	+	Proactively identifying sites for gypsies and travellers offers an opportunity to safeguard existing valued landscapes and townscapes. High design standards will ensure that sites blend well with their surroundings.
12	+	+	+	+	Important archaeological, historic and cultural heritage features can be considered during the process of site identification. This reduces the risk of them being harmed by unauthorised site use.
13	+	+	+	+	Important wildlife habitats and geological heritage features can be considered during the process of site identification. This reduces the risk of them being harmed by unauthorised site use.
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Government guidance means that inappropriate development in areas of high flood risk will be avoided unless the wider sustainability benefits to the community outweigh the risk and the development is designed to be safe.
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact

Policy 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.

SO				Commentary
	S	M	L	
1	+	+	+	A good level of economic development should reduce unemployment and by extension, crime levels.
2	+	+	+	A diversified and flexible economy is likely to make it easier to provide a range of good quality housing.
3	++	++	++	The main thrust of this policy is to promote a strong and sustainable economy throughout Shropshire.
4	++	++	++	This policy aims to encourage high quality inward investment and to support the expansion and diversification of existing businesses and supports rural diversification
5	+	+	+	Promoting the role of Shrewsbury and the market towns for employment offers opportunities for encouraging more sustainable ways of transport through economies of scale and links to the public transport network (in some areas). Economic development can also support the provision of new sustainable transport infrastructure.
6	?	?	?	The overall effects of this policy are uncertain. Locating employment sites in Shrewsbury and the market towns should help to reduce the need to travel, providing that housing is developed in these areas as well. The promotion of homeworking and live/work schemes will also be beneficial. However, an expansion of rural tourism and leisure activities may increase travel.
7	0	0	0	No significant impacts
8	0	0	0	No significant impacts
9	?	?	?	The contribution to climate change is uncertain. Supporting environmental technologies and the production of local food and drink will have a positive impact. Other sectors such as education are likely to be neutral, whilst shopping, if it leads to a rise in travel, may have a negative impact.
10	0	0	0	No significant impact
11	+	+	+	This policy recognises the importance of landscape and townscapes to the economy of Shropshire and seeks to maintain this.
12	+	+	+	This policy recognises the importance of the historic environment to the economy of Shropshire and seeks to maintain this.
13	+	+	+	This policy recognises the importance of the natural environment to the economy of Shropshire and seeks to maintain this.
14	0	0	0	No direct impact
15	0	0	0	No direct impact

16				All new developments will be required to incorporate sustainable drainage methods and will be located in areas that are less at risk from flooding
17	0	0	0	The impact of this policy on soil quality is largely dependant on the location of sites. This policy together with CS6 will help to ensure that sites using the highest soil quality and best agricultural land are not used.
18	+	+	+	The impact of this policy on the efficiency of land and material resource use is linked to site location. Development on previously used land will have a positive impact.

Policy 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.

Policy CS14: Managed Release of Employment Land

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.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact.
2	0	0	0	No significant impact
3	+	++	++	This policy offers a flexible approach to the delivery of a sustainable economy throughout Shropshire.
4	+	++	++	The provision of employment land throughout Shropshire will encourage high quality inward investment whilst giving support to existing business and encouraging expansion.
5	+	+	+	Any new development will incorporate opportunities for use of sustainable forms of transport
6	+	+	+	The incorporation of infrastructure to provide opportunities for sustainable forms of transport together with the suitable location of development will help to reduce the need for people and businesses to travel.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	+	+	+	All new development will be designed to incorporate sustainable design and construction techniques and therefore help to reduce impacts of climate change
10	+	+	+	All new development will be designed to incorporate sustainable design and construction techniques and therefore help to reduce impacts of climate change
11	0	0	0	Although new buildings for employment purposes will impact on the landscape of Shropshire, their design will be important in ensuring that any effect is minimal. The location of development will also be important in reducing any negative impact
12	0	0	0	No significant impact
13	+	+	+	The managed release of sites for employment should ensure that any impact on species, habitats and heritage will be mitigated against
14	0	0	0	No significant impact
15	+	+	+	A co-ordinated approach to the provision and release of employment land together with improvements to infrastructure should help to ensure that there are no negative impacts to the quality of air in Shropshire.
16	0	0	0	Sustainable design and construction techniques should minimise surface run off from new developments thus helping to reduce risk of flooding.
17	0	0	0	No significant impact
18	0	0	0	No significant impact

Policy CS15: 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 m² gross comparison retail floorspace (2006 – 2021)
- 30,000 m² gross comparison retail floorspace (2021 – 2026)
- 20,000 m² 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:

Policy CS15: Centres	
<ul style="list-style-type: none"> • 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 <p>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.</p>	

SO				Commentary
	S	M	L	
1	+	+	+	All new development will be expected to include ways which can help to design out crime
2	0	0	0	No significant impact
3	++	++	++	This policy aims to promote a strong and sustainable economy throughout Shropshire
4	++	++	++	The main aim of this policy is to encourage high quality inward investment and support existing businesses
5	+	+	+	Concentrating development in these locations will help to ensure investment in more sustainable transport infrastructure
6	+	+	+	Development will be focussed in accessible locations which should help to promote a sustainable network of services and facilities in both urban and rural areas
7	0	0	0	No significant impact
8	+	+	+	Access to health facilities should be improved in areas of need.

9	+	+	+	The concentration of new development in existing locations will help to create more sustainable communities and developments which should help to reduce Shropshire's contribution to climate change
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	+	+	+	Promoting the vitality of existing settlements should help to limit the need for travel for facilities and services and thereby help to maintain local air quality
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	Promoting the vitality and viability of existing settlements will ensure the best use of land and resources is prioritised

Policy 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:

Policy CS16: Tourism, Culture and Leisure	
<ul style="list-style-type: none"> ○ Shropshire Union Canal ○ Shropshire Union Canal - Llangollen branch ○ Shropshire Union Canal - Montgomery branch ○ The Severn Valley Railway ○ The Cambrian Railway <ul style="list-style-type: none"> ● 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). 	

SO	Commentary		
	S	M	L
1	0	0	0
2	0	0	0
3	++	++	++
4	+	+	+
5	+	+	+

					of the existing transport infrastructure.
6	-	-	-	-	Travel is an inherent part of tourism and is often necessary for leisure and cultural activities as well. Promoting these sectors is likely to increase the need for people to travel by car. It is unlikely that all of this increased need can be met through sustainable forms of transport.
7	++	++	++	++	Community participation in sporting, recreational and cultural activities is likely to increase with this policy.
8	+	+	+	+	This policy is likely to lead to an increase in participation in active leisure activities. This should have a positive impact on Shropshire people's health.
9	?	?	?	?	The impact on climate change is uncertain. Support for energy efficient tourism development and the promotion of walking and cycling will have a positive effect but care needs to be taken to ensure that gains in this area are not outweighed by increased levels of travel by private car.
10	0	0	0	0	No significant impact
11	+	+	+	+	Shropshire's high quality environment forms the basis for the development of the tourism, leisure and culture sector. This policy is clear that such development must take place in ways which do not harm the intrinsic value of the environment.
12	++	++	++	++	Areas of archaeological, historical and cultural heritage are an integral element of the tourism industry in Shropshire. This policy seeks to promote and conserve them.
13	+	+	+	+	The natural environment is an important factor in the attractiveness of Shropshire and the policy recognises the need to both avoid harm and to enhance such features where possible.
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	No significant impact
17	0	0	0	0	The impact of tourism and culture on soils in Shropshire is likely to be small.
18	?	?	?	?	The impact on land and material resources is dependant on site location. Tourism development on agricultural land could have a negative impact. However, this policy's emphasis on the re-use of existing buildings represents an efficient use of 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.

SO	Commentary		
	S	M	L
1	0	0	0
2	0	0	0
3	+	+	+
4	+	+	+
5	+	+	+
6	0	0	0
7	++	++	++

				increase community participation in recreational activities.
8	+	+	+	Networks of environmental assets will increase opportunities for health related recreational activities
9	0	0	0	No significant impact
10	++	++	++	Linking existing habitats increases the ability of species to move in response to climate change
11	++	++	++	This policy requires development to protect landscape and townscape character and to contribute to local distinctiveness where possible.
12	++	++	++	Development is required to protect and enhance the historic environment by this policy
13	++	++	++	This policy aims to protect, enhance and connect the range and populations of species and the quality and extent of Shropshire's habitats and geological features.
14	++	++	++	Water features and resources are part of Shropshire's environmental assets and as such, will be conserved and enhanced through this policy.
15	+	+	+	Air quality can be improved through increases in tree and woodland cover so this policy should have a positive effect on this objective.
16	+	+	+	Linking habitats and green areas should increase capacity to manage flood events
17	+	+	+	Soils are an environmental asset so should be protected under this policy
18	0	0	0	No significant impact

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;

Policy CS18: Sustainable Water Management

- 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.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Including water efficiency measures in new housing will raise quality standards
3	0	0	0	No significant impact
4	+	+	+	This policy aims to ensure that adequate waste water infrastructure is provided. This will promote inward investment and support existing businesses.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	+	+	+	Sustainable Drainage Systems (SUDS) can deliver recreational benefits
8	0	0	0	No significant impact
9	+	+	+	Water treatment and supply are carbon intensive so increasing water efficiency should reduce carbon

				emissions
10	++	++	++	This policy aims to adapt to the impacts of climate change through encouraging the use of SUDS, ensuring new development is climate proofed and promoting high water efficiency standards.
11	0	0	0	No significant impact
12	+	+	+	Reducing flood risk should help to conserve historic features
13	+	+	+	Water efficiency measures should help to reduce the demand for water and thus protect wetland biodiversity features. Reducing flood risk will conserve existing habitats and species.
14	++	++	++	Shropshire's water resources will be protected and enhanced by this policy
15	0	0	0	No significant impact
16	++	++	++	The main aim of this policy is to reduce the risk of flooding to people, property and wildlife.
17	+	+	+	Soil quality is vulnerable to flooding so reducing flood risk should have a positive effect as well as aiding soil retention through lessening erosion.
18	+	+	+	Increasing water efficiency will have a positive impact on this objective

Policy 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

Policy CS19: Waste Management Infrastructure

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.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Improved waste facilities and services should support Shropshire's economy
4	+	+	+	This policy aims to deliver more effective waste infrastructure to offset the disproportionately higher costs of waste disposal for small businesses
5	0	0	0	No significant impact
6	+	+	+	The policy states that sites for waste facilities must be in accessible locations.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	+	+	+	Following the principles of the waste hierarchy should reduce carbon emissions by minimising waste associated with the production of goods and cutting down on the demand for these by increased re-use and re-cycling. Disposal of residual waste offers opportunities to produce energy from renewable or low carbon sources such as landfill gas and combined heat and power.
10	+	+	+	All new developments will be designed to incorporate sustainable design techniques and other elements which can help adaptation to climate change
11	?	?	?	The full extent of the impact a waste facility has on the landscape of Shropshire can not be fully assessed until its location is known. Therefore impact can not be assessed at this stage.
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact

15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	?	?	?	The effect on soils is site specific and thus uncertain at this policy level
18	++	++	++	This policy aims to increase levels of re-cycling and to use waste as a resource where possible

Policy CS20: Strategic Mineral Planning

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;

Policy CS20: Strategic Mineral Planning

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.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	0	0	0	No significant impact
4	0	+	+	This policy aims to maintain an adequate and steady supply of minerals so should provide support for minerals companies over time.
5	+	+	+	Rail transport of minerals is supported and encouraged.
6	?	?	?	Minerals can only be worked where they occur. This may or may not be in accessible locations and means that the impact on the need to travel is uncertain.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	-	--	There may be a negative impact on climate change in the medium to long term if hydrocarbon resources are exploited. Continued exploitation will increase the severity of this impact. This does not apply if renewable energy sources are developed sufficiently to replace hydrocarbons.
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to balance environmental considerations against the need for minerals, so landscape character should be conserved.
12	+	+	+	The historic environment is one of the environmental considerations to be taken into account when assessing proposals for mineral working.
13	+	+	++	Biodiversity should be protected in the initial site selection phase and enhanced by restoration proposals over the long term.

14	+	+	+	The requirement to balance environmental considerations against the need for minerals includes the protection of water resources.
15	0	0	0	No significant impact
16	0	0	0	Government guidance means that minerals development in areas of high flood risk will be avoided unless the wider sustainability benefits to the community outweigh the risk and the development is designed to be safe.
17	+	+	+	The requirement to balance environmental considerations against the need for minerals includes the protection of soil quality.
18	+	+	+	The development and retention of waste recycling facilities should reduce the need for primary aggregates.

Summaries

CS1: Strategic Approach

This policy is widely positive in terms of social, economic and environmental impacts. There are stronger positive impacts with regard to the provision of affordable housing and the promotion of a strong economy. The accompanying infrastructure required by this policy will ensure provision for elements such as facilities, services, open space and sport will be included. The policy has an indirect but positive impact to transport. There are a small number of objectives where Policy CS1 does not have a significant impact

CS2: Shrewsbury Development Strategy

Overall this is a positive policy. Affordable housing, new infrastructure and investment and employment opportunities are all sought through policy criteria. On the whole, benefits from this policy will be direct to Shrewsbury itself although there may be knock on indirect positive benefits from this policy such as the wider improvements to infrastructure. This policy currently only reaches a 'minor positive' score rather than a 'major positive' due to the direct impact its has to Shrewsbury rather than the county as a whole.

CS3: Market Towns and Other Centres

This policy has strong indirect impact to meeting objectives regarding community safety and helping to reduce the impact on climate change. It has a direct positive impact on securing the viability of the market towns and centres, and a positive social impact on aspects such as maintaining local services and facilities. There are a small number of objectives where the policy does not have a significant impact but there are no negative impacts from this policy.

CS4: Community Hubs and Community Clusters

This policy has strong positive direct impacts on the provision of affordable housing, the provision of facilities and services and on the local economy. This policy helps to ensure that local community aspirations are met through paying regard to Parish Plans and Village Design Statements. As the policy restricts development to existing settlements, impacts on landscape will be minimised. The policy also seeks to improve environmental networks as part of new developments.

CS5: Countryside and Green Belt

This policy has a number of positive impacts on the objectives of the Sustainability Appraisal. It has particularly strong positive environmental impacts due to the support given for renewable energy proposals, which if achieved would help to reduce the impact Shropshire has on climate change. The policy also seeks to protect the countryside from inappropriate development and requires proposals to demonstrate that no adverse environmental impacts would occur if development were to take place.

CS6: Sustainable Design and Development Management

The requirement of this policy to achieve standards set out in a Sustainability Checklist makes this policy strongly positive in each category area. The checklist ensures that developments are designed to be energy efficient and also to maximise resource efficiency, thus being strongly positive in terms of climate change, resource management and water efficiency. The policy also requires open space sport and recreation targets to be met and thus creates positive opportunities to improve health and well being of communities. Although there are three objectives where the policy has no significant impact, there are no negative impacts from this policy.

CS7: Communication and Transport

This policy does not have a direct impact on many of the Sustainability Objectives. For those where there is an impact they are generally positive impacts. This policy positively encourages inward investment and a stable economy by making improvements to the transport network of the County. Positive impacts can also be made on the health and well being of communities by improvements to the network of cyclepaths and footpaths.

CS8: Facilities, Services and Infrastructure Provision

This policy has a number of positive impacts on the objectives of the Sustainability Appraisal. It has particularly strong positive environmental impacts due to the support given for renewable energy proposals, which if achieved would help to reduce the impact Shropshire has on climate change. CS8 also seeks the provision of new infrastructure as part of new developments and as such has strong and direct positive impacts towards all areas of the Sustainability Appraisal.

CS9: Infrastructure Contributions

Improvements to infrastructure through new development as required by this policy will have a positive impact on a number of objectives in the Sustainability Appraisal. Identifying water management as critical infrastructure will help to minimise risk from flooding and also improve the quality of water throughout Shropshire and therefore has a direct positive score on the protection of water quality. CS9 also has strong positive impacts on the provision of affordable housing across the county.

CS10: Managed Release of Housing Land

The proposed approach to the overall scale, distribution and phasing of housing development will have a strong and direct positive impact on the provision of housing appropriate to identified needs in each area. The proposed approach will also benefit the economy by helping to address local housing needs for employees and by protecting brownfield employment land. The identification of local targets for infrastructure provision has a positive impact on a range of objectives for social and environmental infrastructure, although the impacts on some aspects of environmental quality is uncertain. Targets for the re-use of brownfield land will help to ensure that land is used efficiently and limit the loss of high quality agricultural soils

CS11: Type and Affordability of Housing

Unsurprisingly this policy has a strong and direct positive impact with regard to the provision of affordable housing, and specialist housing such as Care Homes, across Shropshire. CS11 also has indirect positive impacts to minimising the impact of climate change, and supporting the economic viability of Shropshire. There are a number of objectives which Policy CS11 does not impact significantly upon such as landscape, air quality and risk from flooding, which are elements which are dealt with more specifically in other policy areas.

CS12: Gypsies and Travellers

No significant impact is generated for a number of sustainability objectives due to the small size and lifestyle of the gypsy and traveller community and the limited scale of provision which is required. The policy will help to meet their specific housing needs and will contribute positively to delivering safer communities by tackling social exclusion and addressing safety concerns which can arise from unauthorised site use. Planned provision of additional sites and pitches will help to protect and enhance the natural and historic environment.

CS13: Economic Development, Enterprise and Employment

The Sustainability Appraisal highlights the generally positive impact of the proposed policy when assessed across a number of sustainability objectives, not just those with an economic focus, where, as one would expect, the impacts are strongly positive. The compatibility of the policy direction with some objectives is uncertain as the impact is dependent on where development is located.

CS14: Managed Release of Employment Land

Unsurprisingly this policy has strong positive impacts on the economic objectives of the sustainability appraisal. The release of land for employment will help to promote a strong economy in Shropshire and will also help to encourage inward investment. There are a number of objectives where this policy does not have a significant impact, though these areas will be dealt with more specifically under other policies.

CS15: Centres

It has been assessed that this policy does not have a direct impact on a number of sustainability objectives. However, where an impact is generated they are largely viewed as being positive, particularly regarding securing a strong economy and attracting inward investment. This policy seeks improvements to be made regarding the provision of facilities and services and as such will generate positive social and environmental benefits.

CS16: Tourism, Culture and Leisure

This policy contributes positively to a number of the Sustainability Appraisal objectives, in particular those which encourage investment and improvements to the economy within the County. It is also expected that the policy will strongly support the

need to preserve areas of archaeological, historical and cultural heritage. It is predicted that the policy may have negative impacts on reducing the need for people to travel as it will encourage people to travel in and around the County, though this impact may be minimised by making improvements to the public transport system.

CS17: Environmental Networks

This policy contributes positively to the majority of Sustainability Appraisal objectives. There are particularly strong positive impacts relating to nature conservation and climate change. This policy is expected to make positive contributions in the opportunities for sport and leisure activities which will help to improve the health and well being of our communities. Furthermore, positive contributions will be made to the protection and enhancement of habitats, species and Shropshire's geological heritage. There are no negative impacts which are created by this policy.

CS18: Sustainable Water Management

Overall this policy is strongly positive, particularly with regard to reducing the risk of flooding, water efficiency and safeguarding water quality, where there is a strong and direct impact. The Sustainability Appraisal shows that this policy provides wider social, economic and environmental benefits, including providing opportunities for improvements to biodiversity.

CS19: Waste Management Infrastructure

There are a number of areas where this policy makes no direct impact to the Sustainability Objective and there are also a number of areas where the impact of the policy can not yet be determined. This policy is strongly positive however, when seeking to reduce the contribution which Shropshire makes to climate change, as carbon emissions should be reduced by minimising waste associated with the production of goods and cutting down on the demand for these by increased re-use and re-cycling.

CS20: Strategic Mineral Planning

This policy has positive impacts in a number of areas, though it has been assessed that there may be a longer term negative cumulative effect on climate change. There are some mitigation measures which may help to reduce this impact such as promoting the sustainable transport of minerals. This policy has positive impacts on biodiversity as planning of sites will include restoration plans which can lead to wider environmental improvements.