

APPENDIX B

Shropshire Core Strategy:
Schedule of Council’s Proposed, Further Proposed and Hearing Changes
ANNEX A - CHANGES REQUIRED FOR SOUNDNESS

Reference	Page / Policy / Paragraph	Proposed Change (new/additional text in <i>bold italics</i>)
	CS1	
PC1 CS1PC1/HC1 Replaces CS1PC1 and CS1PC2	1 st introductory paragraph of policy	Amend to read: Shropshire will flourish, accommodating investment and new development to contribute to meeting its needs and to make its settlements more sustainable, delivering, <i>over the plan period 2006-2026</i> , around 27,500 new homes, of which 9,000 will be “affordable housing”, up to <i>around</i> 290 hectares of employment land, and accompanying infrastructure across Shropshire in the following places:
PC2 CS1PC3	1 st bullet point of policy	Delete ‘up to’ and replace with ‘ <i>approximately</i> ’ 25%
PC3 CS1HC3	2 nd introductory paragraph of policy	Amend to read: “The Site Allocations and Management of Development DPD will make provision for housing and employment needs <i>in the towns, key centres and rural areas</i> having regard to <i>the</i> differing pressures, opportunities and constraints <i>in the spatial zones. Broadly this means:</i> ”
PC4 CS1HC4	Paragraph 4.4	Add new paragraph under existing paragraph 4.4: <i>At the time of publication (February 2010) and examination (November 2010), the Core Strategy had to be in general conformity with the Regional Spatial Strategy (RSS) for the West Midlands. The RSS Phase II Review Panel Report target of 27,500 net additional homes for Shropshire over 2006-2026 is therefore the headline target figure. Changes during 2010/11 such as the status of the RSS, revised household projections and the publication of the Localism and Decentralisation Bill mean that this figure may need to be revised through a review of the plan. The SAMDev will, nevertheless, allocate sufficient land, allowing for windfall as appropriate, to deliver at least 27,500 net additional homes with phasing as per Policy CS10.</i>
PC5 CS1HC5	Paragraph 4.10	Add new sentence to end of paragraph 4.10: <i>Over the whole plan period 2006 – 2026, the proportion in rural areas will total around 35%, if required to meet local needs and reflect community aspirations.</i>

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	CS2	
PC6 CS2HC1 Replaces CS2PC1	1 st bullet point of policy	Amend wording to: <i>approximately 25% (up to approximately 6,500 dwellings – 325 dwellings per annum.....).</i>
PC7 CS2PC2	6 th bullet point of policy	In Shrewsbury South section, amend the reference to A5 junction improvements to: A5 junction <i>improvements, if needed, and sustainable transport measures,...</i>
PC8 CS2PC4	6 th bullet point and Paragraph 4.21	In Shrewsbury South and Shrewsbury West sections of Policy and the relevant paragraph of the Explanation, include specific housing and employment land provision figures drawn from the indicative masterplans/Delivery Plans, as follows: <i>Shrewsbury South:</i> - <i>approximately 900 dwellings to the north and south of Oteley Road;</i> - <i>expansion of Shrewsbury Business Park: approximately 4 hectares of employment land;</i> - <i>new strategic employment site on land adjoining Shrewsbury Town Football Club: approximately 22 hectares.</i> <i>Shrewsbury West:</i> - <i>approximately 700 dwellings to the north of Welshpool Road;</i> - <i>approximately 9-12 hectares of additional employment land.</i>
PC9 CS2FPC1	6 th bullet point of policy	Amend wording of final sub-section to: <i>Other</i> sustainable housing land releases on the edges of Shrewsbury,....
PC10 CS2FPC3	Paragraph 4.17	Amend 3 rd bullet point to: ..., plus a further reserve pool of land for up to a further 15%, provided through <i>other</i> sustainable land releases.
PC11 CS2HC2	Paragraph 4.18	Insert at end of 2 nd sentence:

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Replaces CS2FPC4		<p><i>...and that is why they are identified in the Core Strategy.</i></p> <p>Delete 3rd sentence and amend 4th sentence to read:</p> <p><i>...Annual Monitoring Reports to ensure delivery of the overall housing target for Shrewsbury in accordance with Policies CS1 and CS10.</i></p> <p>Amend 3rd sentence to These areas will, therefore, be prioritised over the other greenfield land releases adjoining the town which will provide the balancing pool of sites</p>
PC12 CS2PC9	Key Evidence box	<p>Add reference to additional consultants reports on transport issues in the Key Evidence section:</p> <p><i>Shrewsbury Local Development Framework Options – Traffic Impact Report, Smarter Choices Appraisal, and Smarter Choices for Shrewsbury Preferred Option – Mouchel (2010).</i></p> <p>Add reference to the indicative masterplans/Delivery Plans for the two Sustainable Urban Extensions in the Key Evidence section</p>
PC13 CS2FPC7	Key Evidence box	<p>Add reference to additional consultant reports on transport issues in the Key Evidence section:</p> <p><i>A5 Shrewsbury Corridor Transport Evidence (and related reports) – Shropshire LDF Core Strategy (Highways Agency/JMP 2010)</i></p>
	CS3	
PC14 CS3PC8	Table 2	Amend the last column of table 2 from 200-500 homes to < 500 homes.
PC15 CS3HC1	Paragraph 4.31	<p>Insert new 2nd sentence:</p> <p><i>“Levels of housing, other development and community facilities, services and infrastructure provision will be determined through discussion and agreement particularly with Town / Parish Councils to provide an appropriate and sustainable pattern of development.”</i></p>
PC16 CS3FPC1	Paragraph 4.38	<p>Add to the end of para 4.38:</p> <p><i>There is currently an immediate capacity issue at Oswestry; relating to both hydraulic and</i></p>

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(Incorporating CS3PC4)		<p><i>environmental capacity at Mile Oak Wastewater Treatment Works, as outlined in the LDF Implementation Plan. The timing and delivery of infrastructure investment and improvement therefore has implications for development in this location. Phasing of development will be linked to infrastructure delivery, particularly waste water treatment capacity and road junction capacity</i></p> <p>Add a sentence to para 4.45 to read: <i>Capacity constraints at the Albrighton Wastewater Treatment Works have been identified when taking into account additional MoD growth at RAF Cosford, as outlined in the LDF Implementation Plan. Further investigation will therefore be needed as part of the preparation of the SAMDev DPD, to determine the sustainable levels of growth that can be accommodated.</i></p> <p>Add a sentence to para 4.44 to read: <i>There is currently no hydraulic capacity at the Wem Wastewater Treatment Works and a new discharge consent will be required in order to ensure there is no deterioration of water quality under the Water Framework Directive, as outlined in the LDF Implementation Plan. This new discharge consent may take the Wastewater Treatment Works beyond conventional technology but would be required even without any further growth in this location. Any development proposals will therefore need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements. In addition, actions will be required as part of the River Basin Management Plan to tackle other contributing factors, such as diffuse pollution</i></p> <p>Add a sentence to para 4.41 to read: <i>Although growth will not result in a deterioration of water quality status under the Water Framework Directive, it may be necessary to ensure that there is no overall additional load to the receiving watercourse from the Ludlow Wastewater Treatment Work with growth. If this is required, the new discharge consent may take the Wastewater Treatment</i></p>

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		<p><i>Works beyond conventional technology. Any development proposals will therefore need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements.</i></p> <p>Add a sentence to para 4.55 to read: <i>There is currently no hydraulic capacity at the Minsterley Wastewater Treatment Works. The timing and delivery of infrastructure investment and improvement therefore has implications for development in this location. Any development proposals will need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements</i></p> <p>Add a sentence to para 4.50 to read: <i>Additional hydraulic capacity will be required at the Cleobury Mortimer Wastewater Treatment Works during the plan period and a new discharge consent will also be required in order to ensure there is no deterioration of water quality under the Water Framework Directive, as outlined in the LDF Implementation Plan. Any development proposals will therefore need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements.</i></p> <p>Add a sentence to para 4.51 to read: <i>Additional hydraulic capacity will be required at the Craven Arms Wastewater Treatment Works during the plan period and a new discharge consent will also be required in order to ensure there is no deterioration of water quality under the Water Framework Directive, as outlined in the LDF Implementation Plan. Any development proposals will therefore need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements</i></p> <p>Add a sentence to para 4.52 to read: <i>Additional hydraulic capacity will be required at the Much Wenlock Wastewater Treatment Works during the plan period and a new discharge consent will also be required in order</i></p>

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		<i>to ensure there is no deterioration of water quality under the Water Framework Directive, as outlined in the LDF Implementation Plan. This new discharge consent may take the Wastewater Treatment Works beyond conventional technology but would be required even without any further growth in this location. Any development proposals will therefore need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements. In addition, actions will be required as part of the River Basin Management Plan to tackle other contributing factors, such as diffuse pollution</i>
PC17 CS3FPC2	Key Evidence box	Add: <i>Shropshire LDF Core Strategy – A5/A483 Oswestry Transport Evidence – Oswestry Transport Infrastructure Impact and Requirements Summary Report (Shropshire Council October 2010)</i>
	CS4	
PC18 CS4PC6	Glossary	Add: <i>Housing for local needs</i> <i>If affordable is not specified, local needs includes both market housing and affordable (ie. non-market) housing. It can cover a full range of housing types, prices and tenures, including social rented, shared ownership, shared equity, low-cost home ownership, starter homes, bungalows, family homes, low end of the market, mid-market and high end of the market. Its definition in practice is tied to an assessment of local needs in the settlement concerned in relation to house types, prices and tenures.</i> <i>Local needs</i> <i>In relation to housing and employment, local refers to the need in the settlement and its hinterland. The extent of a settlements hinterland is essentially its sphere of influence, and ends where another settlements sphere of influence becomes more dominant. For practical purposes this can be approximated by a set distance, or a parish boundary. In relation to</i>

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		<p><i>affordable housing, section 106 legal agreements will define the extent of local area in relation to a particular development. Local area can differ between settlements and over time. Consequently the extent of local area is defined in the Type and Affordability of Housing SPD, as a document that is both more detailed and more readily updated than the Core Strategy.</i></p> <p><i>Local needs affordable housing</i></p> <p><i>Affordable housing that is provided for people with a strong connection to the local area. It includes social rented and shared ownership homes that are managed by Housing Associations, which have a local connection requirement in the lettings policy. Local needs affordable housing also includes the low cost home ownership, such as the build your own affordable home scheme. Such homes have a permanent restriction on their value and occupancy, through a section 106 legal agreement and restriction on the title, to ensure they can never be sold at full market price and to ensure that subsequent purchasers have a strong connection to the local area. Detailed definitions of what constitutes a strong connection and the extent of the local area are contained in the Type and Affordability of Housing SPD.</i></p> <p>Insert in the existing Glossary definition of Affordable Housing, after ...The definition includes housing for key workers and shared ownership homes, <i>and the build your own affordable home scheme for low cost home ownership (also see local needs affordable housing).</i></p>
	CS5	
PC19 CS5HC1	1 st introductory paragraph of policy	Amend to read: <i>New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt.</i>
PC20 CS5HC2	6 th bullet point of policy	Amend to read: <i>sustainable rural tourism, and countryside leisure and recreation proposals which require a</i>

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		<i>countryside location</i> , in accordance with Policies CS16 and CS17.
PC21 CS5PC3	4 th paragraph	Amend to read: Open market residential conversions will only be considered where <i>respect for the heritage asset (as also required by Policy CS17)</i> and high standards of sustainability are achieved, <i>a contribution to infrastructure requirements is made in accordance with Policy CS9</i> , and except
PC22 CS5PC5	Paragraph 4.71	Amend 2nd sentence to read: For conversions to open market housing to contribute to this rebalance, it will be necessary for the schemes to make significant <i>contributions to meeting infrastructure requirements</i> and affordable housing provision in the locality, as set out in <i>Policies CS9 and CS11</i> respectively.
PC23 CS5PC8	Glossary	Add policy definition of Countryside in Glossary as follows: <i>Countryside</i> <i>Countryside is considered to be the area outside of Market Towns (including Shrewsbury) and Key Centres identified in Policies CS2 & CS3, and Community Hubs and Community Clusters(the framework for which is set out in Policy CS4) and which will be defined in the Site Allocations and Management of Development DPD. A traditional approach has been that settlement development boundaries have been used to define the limits of settlements, with land outside settlement development boundaries being regarded as countryside. However the Site Allocations & Management of Development DPD will consider further whether development boundaries will be drawn.</i>
	CS6	
PC24 CS6HC1	1 st bullet point of policy	Amend 1 st sentence to read: Requiring all development proposals, including changes to existing buildings, to achieve <i>applicable national standards, or for water use, evidence based local standards as reflected</i>

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		<i>in the minimum</i> criteria set out in the sustainability checklist.
PC25 CS6HC2	Paragraph 4.76	Amend from end of 2 nd sentence to read: <i>Development will be required to meet the minimum standards within the checklist, which are applicable to the type and scale of development proposed. Minimum sustainability standards will be consistent with</i> comply with those set out in <i>nationally described sustainable building standards, and for water use evidence base standards required by Policy CS18.</i> national and regional policy and be tailored according to the scale and nature of the proposed development. Innovative design of new developments will be encouraged. <i>Impacts on development viability are addressed under Policies CS9 and CS11. Following adoption of the Sustainable Design SPD, any</i> Any application failing to contain a <i>completed</i> checklist will not be validated.
	CS7	
PC26 CS7PC2	Paragraph 4.99	Amend 2 nd sentence paragraph 4.99 to read: ...and for the A5 especially on the Shrewsbury and Oswestry by-passes requiring highway improvements along the route and junction improvements on accesses to the towns <i>in partnership with the Highways Agency.</i>
	CS8	
PC27 CS8PC3	Paragraph 4.105	Amend 1 st sentence to read: Facilities, services and infrastructure include schools, pubs, village shops, post offices, village halls, community centres, <i>cultural and youth facilities</i> , police and emergency services, health care, <i>highways, pedestrian and cycling facilities, public transport and environmental infrastructure such as</i> , open space and other green infrastructure, sport and recreational provision, decentralised renewable or low carbon energy installations, highways, pedestrian and cycling facilities, public transport, waste management, utilities surface water drainage <i>and</i> flood alleviation and other shared provision.

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		Amend final sentence to read: Further policy guidance on infrastructure, <i>including criteria</i> that for large scale renewable energy generation and distribution, will be provided in the SAMDev DPD.
	CS9	
PC28 CS9FPC1	Point 1 of policy	Amend to read: 1. Critical infrastructure that is necessary to ensure adequate provision of essential utilities, <i>facilities</i> , water management and safe access for the development, <i>including that identified in the LDF Implementation Plan.</i>
PC29 CS9FPC2	paragraph 4.110	Amend 1 st sentence to read: Critical infrastructure refers to water, electricity, access, <i>transport facilities</i> and other essentials without which the development simply would not take place.
PC30 CS9PC2	Paragraph 4.108	Insert in 1 st sentence: <i>'...both economic viability and'</i> after 'in reflection of'.
PC31 CS9PC3	Paragraph 4.113	Insert at end of 1 st sentence: <i>..., at a level that is economically viable for the majority of development. Dynamic viability analysis will be used to ensure that viability is reassessed regularly, and reflects changes to market prices, costs of construction and alternative land use values over time.</i>
	CS10	
PC32 CS10HC1 Replaces CS10PC1	Policy CS10 Introductory paragraph	Delete introductory paragraph and replace with: <i>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 will be released for development having regard to:</i>
PC33	2 nd bullet point of	Amend to read:

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CS10HC2	policy	- the delivery of the levels of development required in each zone <i>including the SUEs at Shrewsbury West, Shrewsbury South, and Oswestry</i>
PC34 CS10HC3	Policy CS10 Development phasing	Delete: 'Development will be phased in five year time bands as follows: 2006/2011.... '(to end) from policy and insert in paragraph 5.5.
PC35 CS10HC4	Paragraph 5.4	Insert new 1 st and 2 nd sentences: <i>The five year supply of housing land will be assessed against the total Plan target of 27,500 new homes. The purpose of the policy is to guide phased allocations in the SAMDev DPD and will not impact on assessment of five year supply in accordance with PPS3.</i>
PC36 CS10HC5 Incorporating CS10PC2and CS10PC3	Paragraph 5.5	In first sentence, after ...to meet targets in Policy CS1 delete and to and add <i>Development will be in five year time bands as follows:</i> <i>2006/2011 - 1190 dwellings per annum</i> <i>2011/2016 - 1390 dwellings per annum</i> <i>2016/2021 - 1390 dwellings per annum</i> <i>2021/2026 - 1530 dwellings per annum</i> <i>‡ Phasing is based on anticipated housing trajectories as set out in the Implementation Plan and reflects timing constraints due to need for infrastructure to be put in place. Phasing will be subject to review, linked to....</i>
	CS11	
PC37 CS11HC2	5 th bullet point of policy	Add at end of 1 st sentence: ...Index, <i>and the viability of developments taking into account Policy CS9 in respect of infrastructure contributions.</i>
PC38	Policy CS11	Amend 6 th bullet point::

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PC42 CS15HC1	2 nd paragraph of policy	<p>Amend to read:</p> <p>In accordance with national planning policy, <i>and having taken into account sequential and impact assessments where relevant</i>, town centres will be the preferred location for new retail, office and other town centre uses.</p>																																												

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PC43 CS15HC2	4 th paragraph of policy	Amend to read: In delivering these targets, <i>and in following a sequential approach to site selection</i> , 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.
PC44 CS15HC3 (Replaces CS15PC1 & CS15PC4)	6 th bullet of penultimate paragraph of policy	Delete 6 th bullet point of penultimate paragraph and replace with the following as a new paragraph: <i>The provision of neighbourhood based local shopping and other community facilities will be supported where this will help consolidate and improve existing provision or will serve significant new developments, including the proposed sustainable urban extensions in Shrewsbury and Oswestry.</i>
PC45 CS15PC5	Paragraph 6.30	Add a new fourth bullet point to read: <i>The preparation of local criteria to support the assessment of impact on town centres</i>
	CS18	
PC46 CS18HC1	Final bullet point of policy	Amend to read: new development, including changes to existing buildings, incorporate water efficiency measures, in accordance with the sustainability checklist in Policy CS6, <i>to meet the water efficiency objectives within the Shropshire Water Cycle Study</i> , to protect water resources and reduce pressure on wastewater treatment infrastructure;

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PC47 CS18 HC2	Paragraph 7.19	Amend to read: The Water Resource Management Plans that cover Shropshire support the principle that new supply is coupled with efficiency measures in new development. <i>The Shropshire Water Cycle Study identifies that the current minimum water efficiency requirement for new development is 105l/h/d. Non-residential development will be required to meet the minimum level of good practice based on the Association for Environment Conscious Building (AECB) water standard.</i> All proposals will be required to <i>meet this minimum requirement complete a water audit</i> as part of the sustainability checklist within Policy CS6: <i>and by</i> incorporating water efficiency measures.
	CS19	
PC48 CS19HC1	2 nd bullet point of policy	Amend first and second sentences to read: Identifying specific sites to deliver additional waste transfer, recycling and recovery facilities <i>to address the capacity gap of about 150,000 tonnes/year identified in RSS. Sites will be allocated as part of the Site Allocations and Management of Development DPD</i> in accessible locations close to the main urban areas within the broad locations identified in Figure 9 as part of the Site Allocations and Management of Development DPD.
PC49 CS19HC2	Paragraph 7.21	Amend penultimate sentence to read: <i>The draft RSS Phase 2 Revision assumes that municipal waste will be managed in accordance with national waste strategy targets and that 75% of industrial and commercial waste will be diverted away from landfill by 2025.</i> Regional guidance identifies w Waste management capacity targets <i>are established</i> for different waste streams <i>municipal and industrial and commercial waste streams using these assumptions.</i> and <i>The draft RSS</i> indicates that there is a gap of about 150,000 tonnes/year between the capacity available at

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		<p>existing waste management facilities <i>in Shropshire</i> in 2007 and that which will be required by 2026.</p> <p>Insert before last sentence:</p> <p><i>Shropshire's integrated municipal waste management contract includes a performance target of 52.8% recycling by 2034</i></p>
	CS20	
PC50 CS20HC1	3rd bullet point of policy	<p>Amend new (CS20FPC6) 2nd sentence to read:</p> <p>Shropshire will provide for an appropriate contribution to the sub-regional apportionments for sand and gravel and crushed rock <i>and proposes to maintain the current level of production and current percentage regional contribution, unless and until robust evidence is available which indicates that higher levels of production are required.</i></p>
PC51 CS20HC2	Paragraph 7.29	<p>Amend to read:</p> <p>National and regional policy imposes a sub-regional target for aggregates for the area administered by both Shropshire Council and Telford & Wrekin Council. We need to contribute to meeting these sub-regional apportionment targets by adopting an approach which reflects the location of mineral resources, environmental impacts and the impact of transporting minerals to market. The practicality and environmental acceptability of delivering any revised sub-regional apportionment for Shropshire will be tested as part of work to develop the Site Allocations and Management of Development DPD. <i>The Shropshire sub-region produced an average of 0.75 million tonnes (mt) of sand and gravel per year during the period 2005-2009 against a sub-regional apportionment guideline of 0.82mt. This represents 8.1% of the regional target for sand and gravel. Production only takes place in Shropshire since there is currently no sand and gravel working in Telford & Wrekin. The Shropshire sub-region also produced an average of 2.30 mt of crushed rock per year during the period 2005-2009 against a sub-regional apportionment guideline of 2.949 mt. This represents 50.75% of the regional target for crushed rock. Production of crushed rock from a single site in Telford & Wrekin</i></p>

APPENDIX B

Shropshire Core Strategy: Schedule of Council's Proposed, Further Proposed and Hearing Changes ANNEX A - CHANGES REQUIRED FOR SOUNDNESS

Reference	Page / Policy / Paragraph	Proposed Change (new/additional text in <i>bold italics</i>)
		<i>contributes about a quarter of production from the sub-region.</i> Our evidence base tells us that sufficient crushed rock aggregate resources are already available from permitted sites, but that additional sand and gravel resources may be required within the period up to 2026 to provide for flexibility and local competition.
PC52 CS20FPC11 / CS20HC4 / Typographical Change	Figure 11	Remove the Broad locations shown within the Borough of Telford & Wrekin and the AONB from Figure 11. Insert all 18 Market Towns and Key Centres for consistency.

(Proposed Change [PC], Further Proposed Change [FPC] or Hearing Change [HC])

Inspector's minor amendment