



Shropshire Council  
Legal and Democratic Services  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND  
Date: Wednesday, 9 July 2014

**Committee: Council**

**Date: Thursday, 17 July 2014**

**Time: 10.00 am**

**Venue: Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND**

You are requested to attend the above meeting.  
The Agenda is attached

Claire Porter  
Head of Legal and Democratic Services (Monitoring Officer)

Malcolm Pate (Chairman)	Steve Davenport	Peggy Mullock
David Lloyd (Speaker)	Andrew Davies	Peter Nutting
Keith Barrow (Leader)	Pauline Dee	Mike Owen
Ann Hartley (Deputy Leader)	David Evans	Kevin Pardy
Peter Adams	Roger Evans	William Parr
Andrew Bannerman	John Everall	Vivienne Parry
Nicholas Bardsley	Hannah Fraser	Malcolm Price
Tim Barker	Nigel Hartin	David Roberts
Charlotte Barnes	Richard Huffer	Keith Roberts
Joyce Barrow	Tracey Huffer	Madge Shineton
Tudor Bebb	Roger Hughes	Jon Tandy
Martin Bennett	Vince Hunt	Robert Tindall
Thomas Biggins	John Hurst-Knight	Dave Tremellen
Andy Boddington	Jean Jones	Kevin Turley
Vernon Bushell	Simon Jones	David Turner
Gwilym Butler	Miles Kenny	Arthur Walpole
John Cadwallader	Heather Kidd	Stuart West
Karen Calder	Christian Lea	Claire Wild
Dean Carroll	Robert Macey	Brian Williams
Lee Chapman	Jane MacKenzie	Mansel Williams
Steve Charmley	Chris Mellings	Leslie Winwood
Anne Chebsey	David Minnery	Michael Wood
Peter Cherrington	Pamela Moseley	Tina Woodward
Ted Clarke	Alan Mosley	Paul Wynn
Gerald Dakin	Cecilia Motley	

Your Committee Officer is:

**Karen Nixon** Committee Officer

Tel: 01743 252724

Email: [karen.nixon@shropshire.gov.uk](mailto:karen.nixon@shropshire.gov.uk)

# AGENDA

## **1 Apologies for Absence**

## **2 Disclosable Pecuniary Interests**

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

## **3 Minutes (Pages 1 - 10)**

To approve as a correct record the minutes of the previous meeting held on 8 May 2014 attached.

Contact Karen Nixon Tel 01743 252724.

## **4 Announcements**

To receive such communications as the Chairman, Speaker, Leader and Head of Paid Service may desire to lay before the Council.

## **5 Public Questions**

To receive any questions from the public, notice of which has been given in accordance with Procedure Rule 14.

## **6 Questions from Members (Pages 11 - 22)**

To receive any questions from Members, notice of which has been given in accordance with Procedure Rule 15.2.

Report attached, marked 6.

## **7 Report to Council Providing Information on Hydrocarbon Gas Exploration in Shropshire (Pages 23 - 38)**

To receive the report from the Head of Economic Growth and Prosperity, attached marked 7.

## **8 Portfolio Holder Report for Highways and Transport Commissioning (Pages 39 - 42)**

To receive the report of the Portfolio Holder for Highways and Transport, attached marked 8.

## **9 Annual Report of the Environment and Services Scrutiny Committee 2013/14 (Pages 43 - 46)**

To receive the report from the Chairman of the Environment and Services Scrutiny Committee, attached marked 9.

**10 Report of the Portfolio Holder for Built Environment, Strategic Planning, Planning, Housing and Local Commissioner (Central) (Pages 47 - 60)**

To receive the report from the Portfolio Holder for Planning and Housing, attached marked 10.

**11 Report of the Portfolio Holder for Business Growth , ip&e and Commissioning (North) (Pages 61 - 76)**

To receive the report from the Portfolio Holder for Business Growth and ip&e, attached marked 11.

**12 Annual Report of the Enterprise and Growth Scrutiny Committee 2013/14 (Pages 77 - 80)**

To receive the report from the Chairman of the Enterprise and Growth Scrutiny Committee, attached marked 12.

**13 Portfolio Holder Statement: Performance 2013/14 (Pages 81 - 84)**

To receive the report from the Portfolio Holder for Performance, attached marked 13.

**14 Performance Management Scrutiny Committee Statement (Pages 85 - 88)**

To receive the report from the Chairman of the Environment and Services Scrutiny Committee, attached marked 14.

**15 Revenue Outturn 2013/14 (Pages 89 - 106)**

Report of the Head of Finance, Governance and Assurance is attached, marked 15.

Contact James Walton Tel 01743 255011.

**16 Capital Outturn 2013/14 (Pages 107 - 136)**

Report of the Head of Finance, Governance and Assurance is attached, marked 16.

Contact James Walton Tel 01743 255011.

**17 Charging Policy (Pages 137 - 154)**

Report of the Head of Finance, Governance and Assurance is attached, marked 17.

Contact James Walton Tel 01743 255011.

**18 Annual Assurance Report of Audit Committee to Council 2013/14 (Pages 155 - 168)**

Report of the Section 151 Officer is attached, marked 18.

Contact James Walton Tel 01743 255011.

**19 Scrutiny Committees - Revised Remits (Pages 169 - 172)**

Report of the Performance Manager – Strategy Research and Performance is attached, marked 19.

Contact Tom Dodds Tel 01743 252011.

**20 A Commissioning Strategy for Shropshire Council (Pages 173 - 214)**

Report of the Director of Commissioning is attached, marked 20.

Contact George Candler Tel 01743 255003.

**21 Much Wenlock Neighbourhood Plan: Adoption (Pages 215 - 262)**

Report of the Head of Economic Growth & Prosperity is attached, marked 21.

Contact Andrew Evans Tel 01743 252003.

**22 Site Allocations and Management of Development (SAMdev) Plan: Submission (Pages 263 - 1308)**

Report of the Head of Economic Growth & Prosperity is attached, marked 22.

Contact Andy Evans Tel 01743 252503.

**23 University College Shrewsbury - Towards a University of Shropshire for Shropshire (Pages 1309 - 1320)**

Report of the Chief Executive is attached, marked 23.

Contact Clive Wright Tel 01743 252007.



**24 West Mercia Youth Justice Plan 2014-15 (Pages 1321 - 1366)**

Report of the Director of Children's Services is attached, marked 24.

Contact Karen Bradshaw Tel 01743 254201.

**25 Adoption of Part II of the Local Government (Miscellaneous Provisions) Act 1976 (Pages 1367 - 1370)**

Report of the Head of Public Protection is attached, marked 25.

Contact Paul McCreary Tel 01743 253868.

**26 Allocation of Committee Seats and Appointments**

Report of the Head of Legal and Democratic Services will follow, marked 26.

Contact Claire Porter Tel 01743 252763.

**27 Report of the Shropshire and Wrekin Fire and Rescue Authority (Pages 1371 - 1372)**

To receive the report of the Shropshire and Wrekin Fire and Rescue Authority arising from its meeting held on 24 April 2014.

Report attached marked 27.

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## Committee and Date

Council

17 July 2014

## COUNCIL

### **Minutes of the meeting held on 8 May 2014**

**In the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND**

**10.00 am - 1.25 pm**

**Responsible Officer:** Karen Nixon

Email: karen.nixon@shropshire.gov.uk Tel: 01743 252724

### **Present**

Councillors Malcolm Pate (Chairman) and Keith Barrow (Leader)

Councillors David Lloyd (Speaker), Ann Hartley (Deputy Leader), Peter Adams, Andrew Bannerman, Nicholas Bardsley, Charlotte Barnes, Joyce Barrow, Tudor Bebb, Martin Bennett, Thomas Biggins, Vernon Bushell, Gwilym Butler, John Cadwallader, Karen Calder, Dean Carroll, Lee Chapman, Steve Charmley, Anne Chebsey, Peter Cherrington, Ted Clarke, Gerald Dakin, Steve Davenport, Andrew Davies, Pauline Dee, David Evans, Roger Evans, John Everall, Hannah Fraser, Nigel Hartin, Richard Huffer, Tracey Huffer, Vince Hunt, Simon Jones, Miles Kenny, Heather Kidd, Christian Lea, Robert Macey, Jane MacKenzie, Chris Mellings, Pamela Moseley, Alan Mosley, Cecilia Motley, Peggy Mullock, Mike Owen, Kevin Pardy, William Parr, Vivienne Parry, Malcolm Price, David Roberts, Keith Roberts, Madge Shingleton, Jon Tandy, Robert Tindall, Kevin Turley, David Turner, Arthur Walpole, Claire Wild, Brian Williams, Mansel Williams, Leslie Winwood, Michael Wood and Tina Woodward.

## **1 ELECTION OF THE SPEAKER**

The Chairman, Mr M Pate, took the Chair for this item and called for nominations for the election of Speaker and Vice-Chairman of Shropshire Council.

It was proposed by Mr K Barrow and seconded by Mrs A Hartley, that Mr D Lloyd be elected Speaker and Vice-Chairman of Shropshire Council for the 2014/15 municipal year.

### **RESOLVED:**

That Mr D G Lloyd be elected Speaker and Vice-Chairman of the Council to hold office until the Annual Meeting of the Council scheduled to be held on 14 May 2015.

The Speaker then took the Chair and subscribed his Declaration of Acceptance of Office before being invested with the badge of office. He thanked the members for re-electing him and pledged to perform his duties in a firm and fair manner with due regard to all Councillors.

The Chief Executive then informed Council that he had just received the formal resignation of the Chairman and Deputy Speaker Mr M Pate with immediate effect,

thus enabling him to remain in the Chamber and vote in the event of his nomination for the office of Chairman and Deputy Speaker.

## **2 APOLOGIES FOR ABSENCE**

The Chief Executive reported that apologies for absence had been received from Mr T Barker, Mr A Boddington, Mr R Hughes, Mr J Hurst-Knight, Dr J Jones, Mr D Minnery, Mr P Nutting, Mr D Tremellen, Mr S West and Mr P Wynn.

## **3 ELECTION OF CHAIRMAN AND DEPUTY SPEAKER**

It was proposed by Mr K Barrow and seconded by Mrs A Hartley that Mr M Pate be elected Chairman and Deputy Speaker of the Council for the 2014/15 municipal year.

### **RESOLVED:**

That Mr M Pate be elected Chairman and Deputy Speaker of the Council and hold office until the Annual Meeting of the Council scheduled to be held on 14 May 2015.

The Chairman and Deputy Speaker then subscribed his Declaration of Acceptance of Office and was invested with Chairman's badge of office. He thanked the Council for the honour it had bestowed on him and indicated how much he enjoyed representing the Council in an ambassadorial role.

## **4 PORTRAIT PRESENTATION: HRH PRINCESS ROYAL**

Dr. David Llewellyn, Vice Chancellor, Harper Adams University, Newport presented the Chairman and the Council with a photographic portrait of HRH the Princess Royal who had recently been installed as the first Chancellor of Harper Adams University. The gift marked not only the installation of the Princess Royal as the ceremonial figurehead of the county's first university, but also celebrated the Council's role in supporting agricultural education in Shropshire for more than a century.

The link between the Council, the Chamber of Agriculture and the College, went back to the point when agricultural education was just beginning to focus on the application of science to farming practice. Although much of the University's work, nowadays, was at national level Dr Llewellyn said they were extremely proud of their role within the county and very much regarded themselves as being a Shropshire institution.

The Chairman thanked Dr Llewellyn for his kind gift and assured him that a suitable place would be found to display the picture.

## 5 DISCLOSABLE PECUNIARY INTERESTS

Members were reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

At item 12, Revised Code of Conduct for Members, the following declared various memberships as detailed:

Mr V Bushell – member of Unite  
Mrs A Chebsey – member of Unite  
Mr T Clarke – member of T&GW  
Mr M Pate - member of a Masonic Lodge

## 6 MINUTES

**RESOLVED:** That the Minutes of the meeting held on 27 February 2014, as circulated with the agenda papers, be approved and signed as a correct record.

## 7 ANNOUNCEMENTS

### 7.1 Chairman's Engagements

The Chairman referred Members to the list of official engagements carried out by himself and the Speaker since the last meeting of the Council on 27 February 2014, which had been circulated at the meeting.

### 7.2 Presentation of Scheme of Delegation by the Leader

In accordance with the Executive Procedure Rules, the Leader presented Council, for information only, the unamended Scheme of Delegation contained within Parts 3 and 8 of the Constitution together with the Portfolio Holder delegations. These delegations remained unchanged pending the ongoing review of the Constitution.

## 8 PUBLIC QUESTIONS

### 8.1 Public Questions

The Speaker advised there were no public questions.

### 8.2 Petitions

The Speaker advised that four petitions, each bearing more than 1,000 signatures had been received under the Council's Petition Scheme. Each Petitioner was allowed up to 5 minutes to outline their case after which there was a debate of up to 15 minutes maximum.

a) Petition for Shropshire Council to become a Living Wage Accredited Employer.

Unison's campaign for the Council to introduce the Living Wage, which was currently £7.65 per hour outside London was presented by Alan James. In doing so he said that nationally around 119 councils had signed up to this and he very much wanted Shropshire Council to be added to the list. Mr James outlined the benefits of paying the Living Wage to business, the individual and society as a whole and in the light of recent workforce reconfigurations urged the Council to look again at this request.

After some debate it was agreed to undertake further research into the Council becoming a Living Wage Accredited Employer.

b) Petition for Free Public Access to the new Shrewsbury Museum and Art Gallery.

Professor Lalage Bown spoke about people being deterred from visiting Shrewsbury's new museum and art gallery because of the admission charges and urged the Council to introduce free public access to allow less well-off families to visit and also return more than once. She believed there were better ways of raising the money to meet the attraction's running costs and called for the introduction of donation boxes and investigations into schemes such as free admission for one day per week and cheaper admission charges for return visits.

A debate ensued during which the Portfolio Holder stated that the new museum was a success story, but its running costs had to be found in order to balance the budget. Many of the suggestions were already being looked at and developed further.

In conclusion it was agreed to take no further action.

c) Petition to Council to save the Quarry Swimming and Fitness centre for the people of Shropshire

On behalf of the Quarry Swimming & Leisure Forum, Mr Bernard Wills called for the Quarry Swimming and Fitness Centre to be saved amid local rumours of plans to knock down the existing complex to make way for a 5\* hotel.

A debate ensued during which the Leader confirmed that no proposals for the site were currently being considered and that he was fully committed to providing high quality swimming provision in Shrewsbury. The Portfolio Holder also referred to the Working Group set up to look into the options for future provision and indicated that full consultation would be carried out as and when appropriate.

In conclusion it was agreed to take no further action.

d) Petition to Council to develop adequate Transport Solutions for projected traffic volumes expected in and around Shifnal.

On behalf of the Shifnal Transport Working Group, Mr Robert Owen urged the Council to develop adequate transport solutions for Shifnal and the surrounding area, in the light of increased projected traffic volumes anticipated in the future.

A debate ensued and it was agreed that further research should be undertaken.

## 9 QUESTIONS FROM MEMBERS

The Speaker advised that five questions from members had been received in accordance with Procedure Rule 15 (copies of the report containing the detailed questions and the formal responses are attached to the signed minutes).

- (i) Received from Mr M Kenny and answered by Mr Charmley, the Portfolio Holder for Business Growth, ip&e and Commissioning (North) in relation to the Shrewsbury Museum and Fairtrade produce – copy attached to the signed minutes.

By way of a supplementary question Mr Kenny asked for an assurance that Shropshire Council was still committed to Fairtrade and the Fairtrade culture in the county.

In response Mr Charmley assured Mr Kenny that the Council was indeed committed to Fairtrade.

- (ii) Received from Mrs P Moseley and answered jointly by Mr L Chapman, Portfolio Holder for Adult Services and Mr M Owen, the Portfolio Holder for Resources, Finance and Support in relation to the Local Support and Prevention Fund spend – copy attached to the signed minutes.

By way of a supplementary question Mrs Moseley asked why over 90% of the budget had not been spent on what it was intended for. There remained a very large underspend from last year and she wanted to know why it was not being spent on those under-represented groups that it was originally intended for.

In response Mr Owen said that the responsible officer Mr Damien Carter who was an expert in this field would be able to answer the questions in detail and he indicated his willingness to discuss the issues in depth with them both outside of the meeting.

- (iii) Received from Mr R Evans and answered by Mrs C Wild, Portfolio Holder for Highways and Transport in relation to roadworks in Hanwood – copy attached to the signed minutes.

By way of a supplementary question Mr Evans asked if the highway road and lane markings could be changed back to what were originally requested by the Parish Council and Shropshire Council, as these had now changed.

In response Mrs Wild said that she would make enquiries into the matter and publish the response.

- (iv) Received from Mr R Evans and answered by Mr G Dakin, Chairman of the Health and Adult Social Care Scrutiny Committee in relation to the High Court decision on Hartleys Daycentre in Shrewsbury – copy attached to signed minutes.

By way of a supplementary question Mr Evans asked if the Scrutiny Chairman agreed that the consultation in relation to the daycentre closure was not carried out correctly nor was it properly scrutinised. This in turn meant that the Council incurred more expenditure than necessary and the adults involved had to go through the trauma of appearing in court.

In response Mr Dakin indicated that he did not agree with Mr Evans and that he had no more to say on the matter.

- (v) Received from Mr K Pardy and answered by Mr D Lloyd, the Speaker in relation to the provisional meeting date in the Council Diary for 17 July Council meeting – copy attached to the signed minutes.

By way of a supplementary question Mr Pardy asked if this was an erosion of democracy, what did 'provisional' mean and were all full Council meetings provisional.

In response Mr Lloyd replied that if there was sufficient business to be discussed a meeting would be held.

## 10 RETURNING OFFICER'S REPORT

The Speaker presented a report by the Head of Legal and Democratic Services, a copy of which is attached to the signed minutes, advising that Mr Andy Boddington had been elected as Councillor to represent the Ludlow North Electoral Division on Thursday 14 March 2014.

## 11 CONSTITUTION OF COMMITTEES AND THE ALLOCATION OF SEATS TO POLITICAL GROUPS

It was proposed by Mr K Barrow, and seconded by Mrs A Hartley that the report by the Head of Legal and Democratic Services, a copy of which is attached to the signed minutes, and the recommendations contained therein, be received and agreed.

**RESOLVED** : That the constitution of committees and the allocation of seats to each of the political groups for the 2014/15 municipal year and the allocation of



seats between the political groups, as set out in Appendices 1 and 2 to this report be approved.

## 12 REVISED CODE OF CONDUCT FOR MEMBERS

It was proposed by the Speaker, Mr D Lloyd and seconded by Mr Pate, that the report by the Head of Legal and Democratic Services, a copy of which is attached to the signed minutes, and the recommendations contained therein be approved.

By way of an amendment it was proposed by Mr N Hartin, and seconded by Mr R Evans that an additional recommendation be approved as follows;

‘That Members notify the Monitoring Officer if they are members of a Masonic lodge for inclusion in the public register of interests.’

On being put to the vote the proposed amendment was lost, with a large majority of Members voting against.

After further debate, on being put to the vote, the original proposition was carried by a large majority of members voting in favour.

### **RESOLVED:**

- a) That the draft Code of Conduct appended to the report be approved and adopted with immediate effect.
- b) That Members notify the Monitoring Officer of any Trade Union interests that they have for inclusion in the Public Register of Interests.

## 13 AMENDMENTS TO THE CONSTITUTION - PART 4 - LICENSING AND SAFETY SUB COMMITTEE PROCEDURE RULES (ANNEX B)

It was proposed by the Speaker, and seconded by the Chairman, that the following be received and agreed.

Council is requested to approve an amendment Part 4 of the Constitution which refers to the procedure followed by the officer making decisions under delegated powers. The procedure as it is currently appears is at Annex B at page D59 of Part 4 of the council’s Constitution “Matters of Procedure for Licensing Officers” (“the Procedure”). The delegated power is currently mostly used in connection to applications concerning hackney carriages and private hire vehicles (and drivers) and scrap metal dealers.

The Delegated officer is required to consult with a legal advisor and any other officer he or she thinks appropriate – see paragraph 1 of the Procedure. The Procedure currently requires decisions that are adverse to an applicant to be re-considered by a more senior officer and a legal officer for a second time. Officers consider that there is no longer a necessity to re-consider decisions. It is therefore

recommended that the Constitution is amended to remove the final two sentences of paragraph 4 of the Procedure so that the particular paragraph only refers to the need to take all relevant matters into account.

## 14 DATES OF COUNCIL MEETINGS

It was proposed by the Speaker and seconded by the Chairman that the programme of dates for meetings of Shropshire Council for 2014/15, as set out below, be approved and that meetings commence at 10.00 a.m;

- 17 July 2014 (provisional);
- 25 September 2014;
- 18 December 2014;
- 26 February 2015;
- 14 May 2015 (Annual Council).

## 15 MOTIONS

15.1 The following motion was proposed by Mr M Kenny and duly seconded by Mrs A Chebsey:

“Promotion of alternatives to the private motor car for short journeys:

So as to improve public health, tackle climate change and its consequences, reduce traffic congestion, lower the cost of travel, enhance air quality and lower highways maintenance expenditure this Council will promote alternatives to the private motor

car such as walking, cycling or using public transport for short journeys of under five miles from the present 2/5ths of short journeys to 4/5ths short journeys in Shropshire by 2020.

Nationally:

Around 11 percent use a car for journeys under a mile  
29 percent use a car for journeys between one and two miles  
60 percent use a car for journeys two to five miles.  
(source - Sustrans)

In Shropshire:

Around 20 percent use a car for journeys under a mile  
62 percent use a car for journeys between one and five miles  
85 percent use a car for journeys of two to five miles  
(Source - national travel survey)

It is understood that a target of 4/5ths short journeys is easily achievable in urban areas but more of a challenge in rural areas as for example public transport is less available. There are safe and accessible walking and cycling routes in urban and rural areas which are being extended and promoted; further development can encourage more investment in the network.”

Mr K Barrow proposed an amendment which was seconded by Mrs C Wild, to amend the second paragraph to read as follows:

“So as to improve public health, tackle climate change and its consequences, reduce traffic congestion, lower the cost of travel, enhance air quality and lower highways maintenance expenditure this Council will continue to promote alternatives to the private motor car such as walking, cycling or using public transport for short journeys of under five miles.”

On being put to the vote the amendment was carried with a large majority of members voting in favour.

On being put to the vote, the original proposition as amended was carried with a large majority of Members voting in favour.

15.2 The following motion was proposed by Mr A Mosley and duly seconded by Mrs J McKenzie.

“The recent Court of Appeal judgement to the effect that the Council had failed to consult service users and their carers about the closure of Hartleys Day Centre, and that this was unlawful, was extremely damaging to the Council and its Administration.

It is clear that:

- The Council was in breach of its common law duty to users of its services and their carers;
- There is enormous adverse reputational impact on the Council arising from the decision;
- There will be very significant cost implications especially if the appellant's costs have to be paid by the Council;
- There has been great, and ongoing, distress caused to users and carers arising from the Administration's actions in this case;
- There were several occasions when the Administration could have reconsidered it's approach and rectified its errors, e.g. by following proposals made at Council in July, at the private portfolio holder session 1 August and the meeting to discuss the call-in thereafter.

Hence this Council calls for the Administration to establish an all party investigation into this matter with a mandate to report on:

- What lessons can be learned from this case and whether there are other circumstances where a similar situation may arise;
- Whether the Council's policy on consultation and consideration of responses is fit for purpose, and if not how should it be changed;
- Any other related matters which may arise.”

(A background document was also circulated).

After debate and on being put to the vote, the motion was lost with a large majority of members voting against.

**16 REPORT OF THE SHROPSHIRE AND WREKIN FIRE AND RESCUE AUTHORITY**

It was proposed by Mr K Barrow and seconded by Mr M Wood that the two reports of the Shropshire and Wrekin Fire and Rescue Authority (dated 11 December 2013 and 26 February 2014), a copy of which is attached to the signed minutes, be received and noted.

**RESOLVED:** That the reports of the Shropshire and Wrekin Fire and Rescue Authority be noted.

Signed ..... (Chairman)

Date: .....

## MEMBERS' QUESTIONS

### AGENDA ITEM 6

#### QUESTION 1

**MR MANSEL WILLIAMS** will ask the following question:

Is there a severe shortage of Public Housing for Rent and Affordable Housing in Shropshire? If so, why is such housing the first casualty when developers seek to amend housing schemes?

**MR MALCOLM PRICE**, the Portfolio Holder for Strategic Planning, Planning, Housing and Commissioning (Central) will reply:

Whether there is a severe shortage of **public** housing for rent, is a separate matter of debate, but there is without doubt a shortage of affordable properties of all tenures (for sale or for rent) within Shropshire.

Of Shropshire's 135,500 homes, 4,240 (3.1%) are Council owned (ST&RH) and 13,458 (10%) are Housing Association owned. This equates to approx.13% of the housing stock.

Shropshire has a higher ratio of house prices to earnings than the average for England, at 7.62 times median earnings compared to the national average of 6.74, in some rural areas the ratio is as high as 14:1. This means that 80% of earning households in Shropshire cannot afford to buy an entry level property (entry level = 2 bed terraced).

There are currently 4000 households registered on the Councils housing waiting list seeking affordable housing and the combination of these factors contribute to the estimated annual shortfall of around 1500 affordable homes in Shropshire.

This deficit has to be viewed in the context that Shropshire's adopted Core Strategy 2006 – 2026 and the historical annual delivery of ALL housing in Shropshire equates to around 1200 homes per year. Clearly affordability is a critical housing issue, not just locally but regionally and nationally.

The delivery of affordable housing on a development is via two routes, principally as a planning policy obligation on a development site through a s106 Affordable Housing Contribution (AHC) and secondly as a grant funded rural exception site.

Either way, the delivery of an affordable home is expensive and as an AHC is paid for from the cross subsidy of profits from the developers open market

houses on the site. Prior to the Oct 2007 financial calamity, the local District and Borough Councils were able to achieve levels of 35% - 50% affordable housing delivery on certain sites. Since then the viability of sites has fundamentally altered as open market values fall (Gross Development Value) and existing planning permissions and sites under construction with AHC's at those previous levels, became undeliverable. Shropshire had many sites closed down and even more mothballed.

At present, the viability tested AHC is set at 3 levels across Shropshire (10, 15 & 20%) to accurately reflect local housing market areas.

The importance of house building in terms of a wider economic recovery are well documented, but their importance to the local economy is fundamental, with industry estimates for every £1.00 spent on the site generating between £3 – £7.50 locally.

To keep developers on site or to encourage them to open up a mothballed site, the Council recognised the imperative to review the planning obligation that most impacts on the developer viability which is unfortunately the AHC (Type and Affordability of Housing SPD refers). This is a detailed open book approach where the scheme costs are analysed, either in house or using the District Valuation Service for larger complicated sites and the Council has renegotiated on over 40 development sites.

Since 2010, the importance of house building and "Getting Britain Building" has been recognised by Government as a top priority. Initiatives such as the New Homes Bonus (NHB) which incentivises Councils by paying a grant for every new home built (approx. £1400.00 x 6yrs) has been introduced, the new NPPF swept away much of the previous planning guidance and stated :

### **NPPF Ensuring viability and deliverability**

Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such a requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

Guidance published by the Department for Communities and Local Government (DCLG) in April 2013, "**Section 106 affordable housing requirements: Review and appeal**" states :

Unrealistic Section 106 agreements negotiated in differing economic conditions can be an obstacle to house building. The Government is keen to encourage development to come forward, to provide more homes to meet a

growing population and to promote construction and economic growth. Stalled schemes due to economically unviable affordable housing requirements result in no development, no regeneration and no community benefit. Reviewing such agreements will result in more housing and more affordable housing than would otherwise be the case.

New Permitted Development Rights (PDR's) allow developers to convert Office space to residential and rural barns to residential without having to make an AHC. The Planning Minister (Nick Boles) most recent Ministerial statement included a review of AHC's on any of less than 10 homes because : "such charges create a disproportionate burden for development"

This was further mentioned in the Queen's speech at the opening of Parliament.

The Council has strongly objected to this national consideration via the consultation process, by evidencing that you can still achieve open market and affordable housing delivery if you understand the local housing markets, site viability and seek realistic, achievable planning obligations.

Part of the Councils evidenced response highlighted the level of NHB we have received, Shropshire's Year 4 annual award (£1.55m) was the 29th highest nationally and the cumulative award of £5.758m (years 1 – 4) places Shropshire within the top 30th of the published table of the 325 Councils. Only the London Boroughs, some larger UA's, Metropolitan and City Councils received more. 59 Councils have yet to accumulate a total of £1.0m, and several Councils have had a Year 4 annual award of less than £80,000.

## **QUESTION 2**

**MR ROGER EVANS** will ask the following question:

### Health and Wellbeing Boards

The Health and Social Care Act 2012 establishes health and wellbeing boards as a forum where key leaders from the health and care system work together to improve the health and wellbeing of their local population and reduce health inequalities. Health and wellbeing board members will collaborate to understand their local community's needs, agree priorities and encourage commissioners to work in a more joined-up way. As a result, patients and the public should experience more joined-up services from the NHS and local councils in the future.

Each top tier and unitary authority will have its own health and wellbeing board. Board members will collaborate to understand their local community's needs, agree priorities and encourage commissioners to work in a more joined up way. As a result, patients and the public should experience more joined-up services from the NHS and local councils in the future.

Health and wellbeing boards are a key part of broader plans to modernise the NHS to:

- ensure stronger democratic legitimacy and involvement
- strengthen working relationships between health and social care, and,
- encourage the development of more integrated commissioning of services.

The boards will help give communities a greater say in understanding and addressing their local health and social care needs.

Many Health and Wellbeing Boards include in their membership, as full members of the board, elected members from opposition parties. Shropshire does not.

Can the portfolio holder please provide a list showing which boards only have members from the cabinet and which ones have as members representatives from other political groups and so help ensure the aim of stronger democratic legitimacy and involvement actually takes place.

**MRS KAREN CALDER** the Portfolio Holder for Health will reply:

Thank you for your interest in the Health and Wellbeing Board. Attached for your reference please find a document that summarises the HWBB Membership for the West Midlands Area. Unfortunately no such document exists for the 150 Boards across the country.

The Board keenly welcomes elected members and the public to attend meetings and to ask relevant questions (and several members do regularly attend as observers and participate as appropriate), and we would be very pleased to invite you to our upcoming meetings and have also attached a list of meeting dates for your reference.

During 2013/14 the Shropshire HWBB made excellent progress on developing relationships across health and social care and made some key decisions for taking forward integrated working in Shropshire. A summary review of the Shropshire HWBB for 2013/14 that was presented to Health and Adult Scrutiny can be found at: <http://shropshire.gov.uk/committee-services/ieListDocuments.aspx?CIId=470&MIId=2664&Ver=4>

However the Board also recognises that there is much more to be done as a Board to ensure that Shropshire people lead healthy lives with equitable access to health and social care services when they need it. As such during this year we will be revisiting our terms of reference which includes membership, we will also be updating our Joint Strategic Needs Assessment and Health and Wellbeing Strategy. We will ensure that they Strategy is fit for purpose to lead as system driver for all the enormous amount of change and transformation that is required of our health and social care economy. To make certain that we are engaging in best practice and developing as and



effective HWB Board, we have requested a Peer Challenge from the LGA HWBB Development Programme.

### **QUESTION 3**

**MR ANDY BODDINGTON** will ask the following question:

Ludlow is a historic town heavily dependent on tourism for jobs. It is a town with an elderly population, many of whom rely on public transport to get about. Our buses are not just used by the elderly and visitors. They are used by pupils and students, workers and shoppers.

After the previous operator withdrew at the end of January 2014, there was a chaotic scramble to get a replacement service in place, even though he had told the Traffic Commissioners that the 722 service was to terminate on 27 November 2013.

The new town service operated by Minsterley Motors has been welcomed by many in Ludlow. The 701 service has coped well and is often full. The 722 service has been building passenger numbers steadily. But the 722 has to serve the park and ride as well as residents. As passenger numbers have increased, the service has suffered from growing delays due to the time it takes passengers to board and alight.

We were told on June 28th that from on 1 July, the 722 was to be reduced to an hourly service in many parts of the town at very short notice and zero publicity.

Shropshire Council's Bus Strategy for Shropshire 2011–2016 says that Group 2 market towns, including Ludlow, should have a bus running on primary routes every 30 minutes from Monday to Saturday between the hours of 7.30am and 6.00pm. From 1st July we some of our primary routes we are now told will only run once an hour which is in direct conflict with this policy.

Although the 722 run hourly on most residential streets, it still serves the park and ride every half an hour. As far as I know, we are the only town in Britain not to have a 15-minute park and ride service. We had a 15-minute service only a year-and-a-half-ago.

My questions are:

- 1) Did the portfolio holder assess the cost of providing a third bus dedicated to the park & ride in order to alleviate passenger pressure on the 722; and what would have been the cost of this service?
- 2) Did the portfolio holder assess how the costs of a dedicated park and ride service could be defrayed by income from passengers, for example by charging pass holders a fare, as operates in Shrewsbury?

- 3) What consultation did the portfolio holder hold with local members, Ludlow Town Council and Ludlow residents about the changes to the 722 service which came into effect on 1 July 2014?
- 4) What notice was given to the Traffic Commissioners of the change in service on 1 July?
- 5) Did the Shropshire Council tender for the 722 service that commenced on 1 July in line with best practice in procuring subsidised local bus services?
- 6) What subsidies will be paid to Ludlow's 701 and 722 services after 1 July?

**MRS CLAIRE WILD**, the Portfolio Holder for Highways and Transport, will reply:

My responses are as follows:

- 1) The Town service in Ludlow pre January 2014 was operated commercially. Whilst this service was operated commercially, the Council and other bodies received numerous complaints regarding poor service, declining passenger confidence and poor timekeeping. In January 2014 the operator decided to de-register this commercial service at short notice. At that point the Council agreed to step and support a subsidised service, operated by Minsterley Motors. Passenger numbers at this time were at a low level because of previous passenger experiences and there would not have been sufficient justification for an additional bus at this time. Due to the success of the new Council subsidised service, passenger numbers have increased substantially and we have asked the bus operator to provide an indicative price for an additional vehicle and we are awaiting their response. Although it needs to be recognised that there are not additional funds available and any extra expenditure would have to be found from elsewhere within this public transport budget.
- 2) The Park in Ludlow is part of the town service operation, historical and current projected numbers do not suggest that a dedicated Park & Ride service would be viable through income from passengers alone. However, as I have indicated above, we have asked the operator to provide a costing for an additional bus in the existing network.
- 3) The timetable change from the 1 July 2014 was instigated by the operator as a temporary emergency arrangement, due to the increase in patronage in recent weeks, resulting in part from the successful growth in the service since January 2014. The operator is monitoring the current situation and will either revert to the original timetable if the option of an extra bus is viable or request that the emergency timetable is adopted permanently. It is perhaps helpful to explain that the registration of any subsidised or commercial service is a matter of a legal undertaking between the operator and the regulator of bus services, the Traffic Commissioner, failure to adhere to a registered timetable would place the operator in breach of this agreement. Hence the aforementioned emergency arrangements put in place by the operator.
- 4) As indicated above, this is a matter between the operator and the Traffic Commissioner

- 5) As indicated above this is a temporary emergency arrangement instigated by the operator to address timing issues and therefore there is no requirement to tender.
- 6) The subsidy will remain unchanged (current forecasted net subsidy of £100k pa) during the temporary period, if however, an additional vehicle is deemed appropriate a tender and an amendment to the subsidy will be put in place.

#### **QUESTION 4**

**MR MILES KENNY** will ask the following question:

With staff cut backs and a reduced budget how are you dealing with the current backlog of repairs? Will you be able to catch up or will our highways, footpaths and cycleways continue to deteriorate and how are you going to ensure even low level maintenance will be carried out?

**MRS CLAIRE WILD**, the Portfolio Holder for Highways and Transport, will reply:

The Environmental Maintenance Service, has reduced its direct employee head count , most recently by the Voluntary Redundancy process. Whilst directly employed staff have left the service, this does not account for the redesign of services that has been undertaken, and the mixed economy model that Environmental Maintenance utilises, in order to deliver its service and outcomes. This mixed economy model can be described as using one or a combination of all three approaches detailed below :

1 Directly employed Shropshire Council ( SC) staff delivering or managing services, because this is the most efficient method

2 Outsourced services , such as the Engineering Consultancy (Mouchel), Direct operational services , ( highways, street cleansing, vehicle maintenance ) etc. and staff transfers to a service provider, because this is the most efficient model.

3 A hybrid where services and managed outcomes are delivered by an external service provider, whom reports, acts in place of a direct employee , but is accountable to SC

Environmental Maintenance utilises and manages all three models above separately and interchangeably. This allows skills, efficiency of delivery, management of risk , and cost management to be delivered and modern methods of public service to be provided via work practices. So whilst the direct head count may be less, the quality , cost and efficiency of staff has provided benefits, as we strengthen a Commissioning and mixed model approach.

This has been recognised most recently where SC has recently received a national award for our approach and concept of Hedge to Hedge, that encapsulates the above model.

Addressing the point made regarding backlog of repairs, the team is now operating a new way of delivering services. This year has seen the introduction of e Permit system, and a move away from the Notice system. Major schemes now require a minimum of three months' notice, for a Permit to be assessed etc. The service has had to adjust to this, and a number of large programmed schemes are now "arriving on the ground".

It should be noted that SC in this financial year, has attracted additional finance (over and above its existing budgets of £25 million) of £1,783,118.00 + £ 2,243,888.60 = £4,027,006.00 in external funding for pot hole repairs - this is to either undertake permanent repairs, or prevent pot holes occurring in the first place on the highway network. This additional and non-displacement funding has to be spent by March 2015. Government has recognised that the two severe winters have deteriorated many highway networks nationally hence the additional cash injection that has been received to help alleviate these issues.

A full programme of works is being prepared, funded from these two financial awards, which will be a mixture of tender work, direct delivery and sub contract delivery. These schemes and the existing budgeted schemes will be developed on the ground between now and March 2015. The councils web site will provide updates and information of scheme delivery as the programme progresses. There is no significant backlog of works that work programming over the coming months wont resolve.

Thus in excess of £4 million plus existing capital and revenue budgets in the region of £25 million , will provide a revised perspective early in the new year. The programme is challenging, but is active, and money has already resulted in action on the ground - we are not aware that footpaths, cycle ways and the highways network is deteriorating.

Finally, in relation to reduced budgets and excluding the previous points mentioned regarding external finance attracted into this authority and that the service utilises a mixed economy approach, further market testing and competitive pricing has been utilised to make the service more efficient. An example of this is the Engineering Consultancy contract which will soon be going to the Market with key services and functions to be delivered. This approach will test the market, for specified rates and costs for service provision. This is likely to lead to further efficiencies across the service.

## **QUESTION 5**

**MR ROGER EVANS** will ask the following question:

The following resolution was passed unanimously by full council on 18<sup>th</sup> April 2013 about a non-executive Member group [on the recommendation of the Scrutiny Review Task and Finish Group] ,

- (h) That a non-executive Member Group be introduced for a regular scrutiny session, informed, in part, by Cabinet's Forward Plan, between the Scrutiny Chairs and all non-Executive Members to allow a two-way exchange of items for potential scrutiny intervention/consideration. This will provide clarity of the process to be followed by all Members to promote items for inclusion on scrutiny committee agendas and particularly to encourage non-scrutiny Members to get involved.

No meetings of this non-executive Member Group have yet taken place and no meetings yet appear in the future council diary. This was a resolved decision of the council yet 15 months later nothing has been arranged. Can council be told when the long awaited first meeting is to finally take place, if it isn't then can council be told why its decisions are being ignored.

For information. it is noted by many that ordinary public Scrutiny Committee meetings also continue to be cancelled by their chairman.

**MR MARTIN BENNETT**, Chairman of the Performance Management Scrutiny Committee, will reply:

The introduction of a non-Executive Group has been the focus of consideration with a particular emphasis on where and when it should be located in the Municipal year and the committee cycle.

The past 12 months has seen the development of the Council's Integrated Business Plan and the Financial Strategy. With the Forward Plan these documents provide the basis for the development of the Scrutiny Committee work programmes.

Current planning includes timing these meetings at six monthly intervals to allow sufficient time for Scrutiny Committees to undertake work and pursue their agreed work programmes. This timescale would also enable the Council's change programme and financial strategy to progress which would inform the decisions in the Forward Plan.

They would take place in March or April of each year to inform the Scrutiny Work Programmes based on the Business Plan and Financial Strategy agreed at the February Council and any subsequent update of the forward plan. The second session would take place in October or November and would be able to draw on progress with delivering the Business Plan and

Financial Strategy as well as any updates to the Forward Plan. Should this be confirmed as the way forward the next opportunity would be to hold the non-Executive Member Group meeting in the Autumn 2014.

The sessions would involve the non-Executive Members and the Scrutiny Chairs and would provide the forum to discuss work done to date by the Scrutiny Committees, and more significantly, the planned work.

As recognised in the Report of the Scrutiny Review Task and Finish Group it will be important to balance work programmes to deliver the priority pieces of work and make best use of the Member and Officer resource available to complete the work. In this case any topics proposed by the non-Executive Member Group would need to be agreed for inclusion in their work programme by the relevant Scrutiny Committee. They would also need to be worked through in full in discussion to ensure that the benefit of their being considered by a Scrutiny Committee is clear to the non-Executive Members. This is because any topics progressing to the Scrutiny Committee work programmes will need to be prioritised against existing topics, with the possibility that an existing topic may need to be removed to provide room.

## **QUESTION 6**

**MRS HEATHER KIDD** will ask the following question:

Preschools are a vital part of education in Shropshire and many are struggling with numbers and funding.

Who made the decision that preschool will be charged for support visits, especially around OFSTED. What are the rates charged and for what time period? Are there any exemptions?

**MRS A HARTLEY**, the Portfolio Holder for Children's Services, will reply:

We fully recognise the importance of high quality early years provision in preparing children for school and helping them achieve the best possible outcomes.

Early Years settings have paid for support for the past 3 years by way of a service level agreement (SLA) with the LA which also offered an entitlement to a certain level of CPD via training workshops and other similar events.

In April of this year the decision was taken to not offer the individual elements of that SLA separately allowing settings to decide which services they considered most important to them and then only pay for the service that they would need and use.

At this time the Department for Education also redefined the Local Authorities statutory duties so that we no longer have a requirement to monitor the quality of provision, Ofsted are the sole arbiters of the quality of provision and the

role of the LA is to ensure that we can commission sufficient places to ensure that parents can access their entitlement to free early year's provision.

As of April Early Years settings have been asked to pay an average of £35 for attending a half day training session and £120 to access a half days dedicated support from either a qualified teacher or development officer.

There are exceptions to this for settings who either fall into an Ofsted category of requiring improvement or inadequate for whom we will make an offer to provide some free support to meet the issues identified by Ofsted as needing attention. We may also offer support to some settings in periods of short term crises (e.g. due to low numbers, lack of committee members etc) in order to ensure that we can continue to fulfil our statutory duty to offer places in all areas of the county.

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Council Meeting

17th July 2014

10.00am

Item

**7**

Public

## REPORT TO COUNCIL PROVIDING INFORMATION ON HYDROCARBON GAS EXPLORATION IN SHROPSHIRE

**Responsible Officer** Andy Evans, Head of Economic Growth & Prosperity

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### 1. Summary

This report updates Members on the issue of hydrocarbon gas exploration and the potential implications for Shropshire.

### 2. Recommendations

- A. That Members note the contents of this report for background information in relation to any proposals concerning hydrocarbon gas exploration and development in Shropshire.

## REPORT

### 3. Risk Assessment and Opportunities Appraisal

#### 3.1 Risk Management Appraisal

The planning system provides a way of assessing relevant land use planning considerations and available control and mitigation mechanisms in order to establish the extent to which risks posed by the proposals can be minimised.

#### 3.2 Human Rights & Equalities Appraisal

The policies and guidance listed in Appendix 4 seek amongst other matters to balance society's essential need for minerals and energy against the need to protect the environment and against relevant human rights considerations.

#### 3.3 Environmental Appraisal

Any current or future applications for mineral working in Shropshire including hydrocarbon development will be assessed against relevant planning policies and guidance including the specific mineral policies listed in Appendix 4 and other relevant policies as appropriate. They will also be subject to an appropriate level of planning consultation including with technical consultees such as the Environment Agency and

Natural England in order to ensure that the potential environmental impacts of the proposals are fully appraised before a planning decision is taken.

### **3.4 Financial Implications**

In January 2014 the Government announced that local communities will be allowed to keep millions of pounds of tax generated by the Oil and gas fracking industry. Under the plans, local councils will now be allowed to keep all of the business rates shale operators pay. That could be worth up to £1.7m a year for a typical site. Energy firms could also make direct cash payments to local residents, and set up trust funds to be managed by local communities.

The energy industry has also announced “community benefits” for people living near fracking sites, suggesting communities would receive £100,000 when a test well is fracked – and a further 1pc of revenues if shale gas is found. This could be worth a total £5m-£10m for the typical site. The industry is undertaking consultations on how that money will be handed out. Options include direct cash payments to people living near fracking sites, and establishing funds to be overseen by councils. The Prime Minister said that the new benefit plans would help boost a technology he believes can deliver huge advantages to the UK. The Government, he said, was “going all out for shale. It will mean more jobs and opportunities for people and economic security for our country”. The French energy giant Total became the first oil and gas major to back UK fracking in January and is expected to invest close to £30m in shale exploration in the East Midlands.

## **4. Types of hydrocarbon gas development**

4.1 There are two main types of hydrocarbon gas recovery where the gas in buried geological deposits is exploited via boreholes:

- hydraulic fracturing (‘fracking’ / ‘shale gas’) where shale is fractured by pressurised liquid;
- coal bed methane (CBM) which involves exploiting the gas which is present naturally within coal seams.

4.2 There are three phases to Shale Gas and CBM development - exploration, appraisal/testing and production. The Government has produced supplementary guidance on hydrocarbon development to accompany the NPPF and this is reproduced as part of Appendix 1 (policies and guidance).

## **5. Shale Gas Fracking**

5.1 Hydraulic fracturing ‘fracking’ is a mining technique in which a high-pressure liquid (usually water mixed with sand and chemicals) is injected into a mining borehole in order to create small fractures in deep-rock formations (normally shale). When the hydraulic pressure is removed the small grains in the ‘fracking’ liquid hold open the fractures, allowing natural gas, and in some circumstances petroleum and brine to migrate to the well which has perforations at the target horizon to allow a return flow. Fracking has been employed widely in the US since the late 1940’s to increase

productivity in end of life cycle oil wells and as a free-standing means of recovering natural gas from suitable geological deposits.

5.2 Supporters of fracking advocate the economic benefits to be derived from the recovery of formerly inaccessible hydrocarbons. The Government published guidance in May 2014 on 'Developing shale gas and oil in the UK'. This states that 'the Government believes that shale gas has the potential to provide the UK with greater energy security, growth and jobs and is encouraging safe and environmentally sound exploration to determine this potential' ... 'The UK has a strong regulatory regime for exploratory activities but we want to continuously improve it'. 'The UK has over 50 years of experience of regulating the onshore oil and gas industry nationally'. The Government has recently lifted a temporary ban on fracking in favour of close regulation.

5.3 Opponents point to potential environmental concerns including:

- Contamination of ground water;
- Risk of surface contamination,
- Potential for increases in seismic activity;
- Competing land-use requirements in densely populated areas.
- Increased fugitive emissions of greenhouse gases (although a 2013 DECC study found that overall emissions were less than for the imported Liquefied Natural Gas that it could replace).

5.4 The UK has abundant shales at depth. Potentially suitable deposits occur in parts of North Shropshire. However, no planning applications for fracking have yet been submitted within the county.

## **6. Coal Bed Methane**

6.1 Coalbed methane ('CBM' or 'coalbed gas' / 'coal seam gas') is a form of natural gas extracted from buried coal seams. In recent decades it has become an important source of energy in North America and Australia. CBM differs from a conventional gas reservoir in that the methane is stored in pores and fractures ('cleats') within coal seams instead of being trapped in a buried sandstone reservoir.

6.2 To extract the gas, a steel-encased hole is drilled into the coal seam 100 to 1,500 metres below ground. Water is pumped off, decreasing the pressure and allowing gas to be drawn to the well. Both gas and produced water come to the surface through the well. The gas is sent to a compressor station and into natural gas pipelines. The water, which typically contains dissolved solids such as salt, is either re-injected, released into streams, used for irrigation, or sent to evaporation ponds.

6.3 Potential environmental effects from CBM can include:

- As with shale gas, production and burning CBM produces carbon dioxide and may cause methane emissions which can contribute to global warming;
- Over time, wells may be spaced more closely in order to extract the remaining methane, competing with other surface uses;

- The produced water brought to the surface may contain undesirable concentrations of dissolved substances such as salts. However, not all such water is saline or otherwise undesirable. Some is used in the USA to water livestock.
- Depending on the scale of operations and aquifer connectivity, water withdrawal may depress aquifers and affect groundwater flows.

6.4 Gas in the UK's coal fields has been estimated to be 2,900 billion cubic meters, but as little as one percent might be economically recoverable. Licenses for 55 onshore exploration areas were issued in 2008 including one in North Shropshire. These cover 7,000 square kilometres of potential coalbed methane, but in 2012 there were only two commercial CBM wells in the UK. Similar regulatory controls apply as for shale gas.

6.5 Shale gas and CBM development are entirely different process and should not be confused. However, the infrastructure required for both processes is similar. A typical CBM / shale gas exploration compound would occupy an area of up to 1 hectare, including the drilling rig, pumping infrastructure, contractors' cabins, parking, circulation areas, access and security fencing. A production facility may be larger due in part to the greater water handling requirements. Boreholes can be drilled laterally (sometimes for distances of kilometres) in order to run parallel with the shale / coal bearing horizon. The planning history of CBM applications in Shropshire is included in Appendix 2.

## **7. Regulatory regime**

7.1 The UK has a very strict multi-layered regulatory regime for dealing with CBM and shale gas proposals. Prospective operators are required to:

- Obtain a licence from the Department of Energy and Climate Change (DECC);
- Obtain an Environmental Permit from the Environment Agency;
- The Health and Safety Executive (HSE) monitors the safety of such operations;
- The operator must also obtain planning permission from the relevant local authority (Shropshire Council, for operations within the county) to permit the surface operations required to explore for and extract CBM and shale gas.

7.2 A framework of control for shale gas operations is currently being developed by the European Union. In March 2014 DECC published updated guidance 'Developing shale gas and oil in the UK' including the steps that operators need to take in seeking consent for underground drilling (Appendix 3). The Government is also consulting on simplifying the procedures for obtaining consent for underground access for drilling (Appendix 4).

## **8. Policy context and guidance for decision takers**

8.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Planning policies and decisions must also reflect and where appropriate promote relevant EU obligations and statutory requirements.

- 8.2 The Development Plan for Shropshire includes the Core Strategy and relevant saved Local Plan policies which will be superseded when the SAMDev is adopted. Core Strategy Policy CS20 (Sustainable Mineral Working) advises amongst other matters that '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'.
- 8.3 The emerging SAMDev policy on mineral working (Policy MD17: Managing the Development and Operation of Mineral Sites) mirrors guidance in the NPPF (section 147) in advising as follows: 'Proposals for the working of unconventional hydrocarbons should clearly distinguish between exploration, appraisal and production phases and must demonstrate that they can satisfactorily address constraints on production and processing within areas that are licensed for oil and gas exploration or production. Particular consideration will be given to the need for comprehensive information and controls relevant to the protection of water resources'. The full wording of these policies and the relevant NPPF section (147) is included in Appendix 1.
- 8.4 Whilst there is strong policy support for the development of hydrocarbon resources this needs to be balanced against the equally strong policies requiring protection of the environment, including Core Strategy Policy CS17. The planning consultation process provides a way of assessing and balancing the relevant impacts and benefits of Shale Gas and CBM development proposals.
- 8.5 Objectors to shale gas have advocated that local councils declare themselves to be 'frack free'. However, such a stance has no national or local policy basis and would be open to legal challenge. The existing planning system provides a comprehensive means for testing any future shale gas or CBM proposals in the context of relevant policies and the comments received during the planning consultation process.

## **9. Future implications for Shropshire**

- 9.1 There are currently no planning applications for shale gas in Shropshire and no proposals. However, the possibility of future interest in localised areas of the County, mainly in North Shropshire, cannot be discounted as some of the strata within the county are geologically suitable. There is one proposal for an exploratory CBM borehole which has recently been submitted and the details are included in Appendix 4.
- 9.2 In the event that future planning applications for fracking or additional applications for CBM are received the planning system will allow these to be dealt with in an appropriate manner. Any such proposals would be subject to a full consultation process. The concerns of objectors would be carefully assessed as part of this process, whilst at the same time taking account of the potential benefits, including to the national and local economy and in terms of energy security.

## **10. Conclusions**

- 10.1 This report outlines the current position with respect to shale gas (fracking) and coal bed methane development, both nationally and in Shropshire. These technologies are new in an onshore UK context but the Government considers that they will potentially have a significant future role to play in assisting in achieving benefits, both economically and in terms of energy security.
- 10.2 It is considered that the planning system provides an appropriate mechanism for assessing the environmental implications of any such future proposals and weighing any impacts against the potential benefits. In addition, such proposals would be subject to substantial additional controls under separate regulatory regimes administered by the Environment Agency, DECC and the Health and Safety Executive.

**List of Background Papers: N/A**

**Key Decision:** No

**Included within Forward Plan:** No

If a Key Decision and not included in the Forward Plan have the General Exception or Special Urgency Procedures been complied with: N/A

**Name and Portfolio of Executive Member responsible for this area of responsibility:**

Cllr Mal Price, Planning, Housing and Commissioning (Central)

**Local Members:**

All

**Appendices:**

- **Appendix 1 - Minerals Policies**
- **Appendix 2 - Planning history of coal bed methane and shale gas extraction in Shropshire**
- **Appendix 3 - How do companies get permission to drill?**
- **Appendix 4 - Government consultation on proposals to reform procedure for gaining underground access**

## **APPENDIX 1**

### **MINERALS POLICIES**

#### **Shropshire Core Strategy**

##### **Policy CS20: Strategic planning for Minerals**

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

- i. 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 10. 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.
- ii. 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;
- iii. 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 11. Sites capable of helping to deliver the sub-regional target for sand and gravel will be allocated within these areas in the Site Allocations and Management of Development DPD;
- iv. 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;
- v. 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 to help meet cross boundary requirements.
- vi. 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;
- vii. Requiring development applications for mineral working to include proposals for the restoration and aftercare of the site.
- viii. 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.



## **Site Allocations and Management of Development (SAMDev) Plan** **Pre-Submission Draft**

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

1. Applications for mineral development will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:
  - i. Measures to protect people and the environment from adverse effects, including visual, noise, dust, vibration and traffic impacts;
  - ii. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network and the potential to transport minerals by rail. Where opportunities to transport minerals by rail are not feasible there will be a preference for new mineral sites to be located where they can obtain satisfactory access to the Primary Route Network;
  - iii. The cumulative impact of mineral working, including the concurrent impact of more than one working in a specific area and the impact of sustained working in a specific area;
  - iv. Impacts on the stability of the site and adjoining land and opportunities to reclaim derelict, contaminated or degraded land (Policy CS6);
  - v. Effects on surface waters or groundwater and from the risk of flooding
  - vi. Effects on ecology and the potential to enhance biodiversity;
  - vii. The method, phasing and management of the working proposals;
  - viii. The extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate use of high quality materials;

Where necessary, output restrictions may be imposed to make a development proposal environmentally acceptable;

2. Mineral working proposals should include details of the proposed method, phasing, long term management and maintenance of the site restoration, including progressive restoration towards full reinstatement of occupied land and removal of all temporary and permanent works. A satisfactory approach will avoid the creation of future liabilities and will deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
  - i. Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area;
  - ii. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
  - iii. A Management Plan, which should address the management requirements during each phase of the proposed development;
  - iv. A Reclamation Plan;
  - v. Provision for a 5 year period of aftercare;

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

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

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

### **National Planning Policy Framework**

#### **Section covering onshore hydrocarbon development**

147. Minerals planning authorities should also:

- when planning for on-shore oil and gas development, including unconventional hydrocarbons, clearly distinguish between the three phases of development (exploration, appraisal and production) and address constraints on production and processing within areas that are licensed for oil and gas exploration or production;

- encourage underground gas and carbon storage and associated infrastructure if local geological circumstances indicate its feasibility;
- indicate any areas where coal extraction and the disposal of colliery spoil may be acceptable;
- encourage capture and use of methane from coal mines in active and abandoned coalfield areas; and
- provide for coal producers to extract separately, and if necessary stockpile, fireclay so that it remains available for use.

## **National Planning Policy Framework - Planning Practice Guidance**

### **Planning for Hydrocarbon extraction**

#### **The Phases of onshore hydrocarbon extraction**

##### **What are conventional and unconventional hydrocarbons?**

Hydrocarbon extraction covers both conventional and unconventional hydrocarbons. Conventional hydrocarbons are oil and gas where the reservoir is sandstone or limestone. Unconventional hydrocarbons refers to oil and gas which comes from sources such as shale or coal seams which act as the reservoirs. As an emerging form of energy supply, there is a pressing need to establish – through exploratory drilling – whether or not there are sufficient recoverable quantities of unconventional hydrocarbons such as shale gas and coalbed methane present to facilitate economically viable full scale production.

##### **What are the phases of onshore hydrocarbon extraction?**

There are three phases of onshore hydrocarbon extraction: exploration, testing (appraisal) and production.

##### **When is planning permission required for the extraction of hydrocarbons?**

Planning permission is required for each phase of hydrocarbon extraction, although some initial seismic work may have deemed planning consent under [Part 2 of Schedule 2 to the Town and Country Planning \(General Permitted Development\) Order 1995](#)

##### **Can a single planning application cover more than one phase of extraction?**

Applications are able to cover more than one phase of extraction. The operator will need to provide all relevant information, including environmental information, to support the full extent of the application.

##### **What is the exploratory phase of hydrocarbon extraction?**

The exploratory phase seeks to acquire geological data to establish whether hydrocarbons are present. It may involve seismic surveys, exploratory drilling and, in the case of shale gas, hydraulic fracturing.

##### **What geological data will operators collect before carrying out any exploratory drilling?**

It is a matter for individual operators to determine how much preliminary data is necessary before undertaking exploratory drilling. However, preliminary data which the operator might obtain to consider the most appropriate locations for exploratory drilling include:

- existing geological and other relevant data to gather information about rock formations under the earth's surface;

- information from earlier drilling for oil, water, coal or other minerals and mining or quarrying activities;
- information on aquifers and groundwater resources; seismic reflection, gravity and magnetic surveys and remote sensing data e.g. satellite photographs, and results of previous seismic surveys.

### **Why carry out seismic surveys?**

Seismic surveys are essential to understand the structure under the earth's surface and be able to predict the depths of the key target formations. Operators will often wish to conduct new surveys with the latest technology, even where previous survey data exists. Among other things, this helps to determine the most promising target for drilling.

### **How long does exploratory drilling last?**

For conventional hydrocarbons, exploration drilling onshore is a short-term, but intensive, activity. Typically, site construction, drilling and site clearance will take between 12 to 25 weeks.

For unconventional hydrocarbons exploratory drilling may take considerably longer, especially if there is going to be hydraulic fracturing and, in the case of coalbed methane, removing water from the coal seam.

### **What is the appraisal phase of hydrocarbon extraction?**

The appraisal phase takes place following exploration when the existence of oil or gas has been proved, but the operator needs further information about the extent of the deposit or its production characteristics to establish whether it can be economically exploited.

### **What does the appraisal phase involve?**

The appraisal phase can take several forms including additional seismic work, longer-term flow tests, or the drilling of further wells. This may involve additional drilling at another site away from the exploration site or additional wells at the original exploration site. For unconventional hydrocarbons it may involve further hydraulic fracturing followed by flow testing to establish the economic viability of the resource and its potential productive life. Much will depend on the size and complexity of the hydrocarbon reservoir involved.

### **What is the production phase of hydrocarbon extraction?**

The production phase normally involves the drilling of a number of wells. This may be wells used at the sites at the exploratory and/or appraisal phases of hydrocarbon development, or from a new site. Associated equipment such as pipelines, processing facilities and temporary storage tanks are also likely to be required.

### **How will any additional sites for appraisal or production be determined?**

Any additional sites, following exploration, will be selected by the operator taking account of what they have learnt or discovered through previous phases. In doing so, they should take also account of their ability to access the resource whilst seeking to minimise or avoid any adverse environmental and amenity issues.

### **What is the production life of an oil or gas field?**

Production life of an oil or gas field can be up to 20 years, possibly more. When production ceases, the facilities should be dismantled and the sites restored to their former use, or, in some circumstances, an appropriate new use.

## **APPENDIX 2**

### **Planning history of coal bed methane and shale gas extraction in Shropshire**

#### **Shale gas exploration and extraction**

There have been no planning applications for shale gas exploration or extraction in Shropshire.

#### **Coal bed methane exploration and extraction**

##### **Planning decisions – planning applications**

Shropshire Council has determined three planning applications for coal bed methane appraisal operations.

1. Proposed Development: Drilling of a temporary appraisal borehole (up to 60 days) to retrieve a core of coal to surface for analysing of coal structure, permeability and gas content, and appropriateness for Coal Bed Methane (CBM) production, followed by restoration of the site back to agriculture

Location: Brookfield Farm, Babbinswood, Whittington

Applicant: Composite Energy  
Ref. no. 09/01502/MAW  
Submitted: 2<sup>nd</sup> July 2009  
Permitted: 22<sup>nd</sup> December 2009

2. Proposed development: Drilling of a temporary appraisal borehole (up to 60 days) to retrieve a core of coal to surface for analysing of coal structure, permeability and gas content, and appropriateness for Coal Bed Methane (CBM) production, followed by restoration of the site back to agriculture

Location: Land northwest of Old Marton Farm, New Marton, St Martins, Ellesmere

Applicant: Composite Energy  
Ref. no. 09/01853/MAW  
Submitted: 27<sup>th</sup> July 2009  
Permitted: 17<sup>th</sup> December 2009

3. Proposed development: Drilling of a temporary appraisal borehole to retrieve a core of coal to surface for analysis of coal structure, permeability and gas content, and potential for Coal Bed Methane (CBM) gas production, followed by restoration of the site back to agriculture

Location: Land northwest of The Brooklands, Dudleston, Ellesmere

Applicant: Composite Energy  
Ref. no. 10/00909/MAW  
Submitted: 15<sup>th</sup> June 2010  
Permitted: 8<sup>th</sup> November 2010

Each of these planning permissions was subject to the standard requirement that the operation commences within three years of the date of the permission. None of these three permissions were implemented within the required time period. Consequently they have all lapsed and are no longer capable of being implemented.

#### Planning decisions – Screening Opinion

In March 2014 Shropshire Council received a formal request from Dart Energy for a decision as to whether any future planning application for a temporary exploratory borehole at Brooklands would need to be accompanied by an Environmental Impact Assessment (EIA). This is known as a request for a Screening Opinion. Officers confirmed on 24<sup>th</sup> April 2014, under delegated powers, that an EIA would not be required. This decision was in line with recommendations from the Environment Agency, Natural England and the Council's Public Protection Officer and also Government guidance.

#### Planning applications

Proposed development: Drilling of a temporary coal bed methane exploration borehole

Location: Land northwest of The Brooklands, Dudleston, Ellesmere

Applicant: Dart Energy

Submitted: 13<sup>th</sup> June 2014

Status: At the time of writing this report the application had yet to be validated.

Details of the submitted documents and decisions on the above can be viewed on the Council's Public Access webpages at:

<http://planningpa.shropshire.gov.uk/online-applications/>

## **APPENDIX 3**

### **How do companies get permission to drill?**

In its May 2014 consultation the Government has clarified the steps that operators need to take in seeking consent for underground drilling as follows:

1. Initial Licence – There are currently around 176 licences issued by DECC for onshore oil and gas in the UK.

2. Landowner(s) agreement to access the land for drilling – Companies need to obtain a right of access from landowners for both surface and underground land.

3. Planning permission from the local authority – A key part of this permission is consultation with the local community, where landowners will retain the right to oppose activity. This takes place at a formative stage before any activity has been permitted. There is provision for landowners whose underground land may be relevant to be notified through public notices. The planning authority may also require an Environmental Impact Assessment (EIA), in which case this will be part of the public consultation. The shale industry, through its trade body, has committed to carrying out EIAs where hydraulic fracturing is involved in the exploration stage.

4. Permits from the Environment Agency. In the case of shale gas, once an application for an environmental permit is made, the environmental regulator will publish details and publicise them on their website for public consultation. The regulator will not grant a permit if it believes the risks to be insufficiently mitigated or too great – and will take individual comments into account when deciding this.

5. Well plans examined by the Health and Safety Executive. In the UK all offshore and onshore wells must be designed and constructed in accordance with government regulations. Inspectors from the Health and Safety Executive (HSE) and an independent well examiner check that the operators are following the regulations. They review the well design and monitor its construction to ensure it matches the design. When construction is complete, they continue to monitor its maintenance. This will ensure well integrity and minimise the risk of leaks.

6. Consent for drilling or production. For any well which includes proposed fracking, DECC will consider the seismic risk before granting consent to drill; it will also require a copy of the planning permission, and that HSE and the environmental regulator are content for the activities to proceed, before consent is given.

Once companies have permission to drill, regulators will continue to monitor the activity and can stop the activity if they consider that there are imminent threats to safety or the environment.

Sources: Fracking UK shale: regulation and monitoring, DECC February 2014; Consultation on Proposal for Underground Access for the Extraction of Gas, Oil or Geothermal Energy, DECC May 2014

## **APPENDIX 4**

### **Government consultation on proposals to reform procedure for gaining underground access**

In May 2014 the Government commenced a consultation on proposals to reform the procedure for gaining underground access to oil and gas deposits and geothermal energy. The Queen's Speech of 4<sup>th</sup> June 2014 confirmed that Government plans to streamline underground access will, subject to this consultation, be provided by a new Infrastructure Bill. This would apply to shale gas proposals, but are not intended to apply to CBM developments as operators will already be able to obtain underground access under the terms of the Coal Industry Act 1994.

The Government considers that the current process is time consuming, uncertain and costly. At present a company wishing to carry out underground operations might have to pass through land belonging to a number of owners. In order to pass through the land, they must obtain the landowner's permission to do so. If the operator does not acquire these rights, or has not obtained a court order granting the rights, and proceeds regardless, they will have committed a trespass. Currently operators must negotiate these rights of access with every landowner living above underground drilling, even though those works occur far beneath the surface level – typically more than a mile down in the case of shale gas. In its consultation paper the Government has advised that this will not cause any inconvenience to the landowner. Given that a large area of underground land may be accessed in shale operations, companies may need to negotiate access rights with hundreds or possibly even thousands of land owners whose land is above that area.

The Government's view is that if nothing was done to address this issue, the commercial exploitation of shale gas and oil in Great Britain is unlikely to develop to a significant scale, in a timely manner, or at all. This is because the present system gives a single landowner the power to significantly delay a development regardless of how others in their community feel about it, and even though the drilling and use of underground wells does not affect their enjoyment of their land.

The Government is consulting on a proposed solution to this issue, comprising a statutory right of access to allow companies to access underground land for the purpose of extracting petroleum (and geothermal energy). There are three elements to the Government's proposals:

- a right of underground access (for land at least 300 metres below the surface);
- a payment in return for the right of access; the shale and geothermal industries have put forward a voluntary offer amounting to a £20,000 one-off payment for each unique lateral well that extend more than 200 metres laterally. The Government has stated that it supports this offer and that its preference is for this payment to be made to a relevant community body and not split between landowners
- a notification system for the community.

The consultation is open until 15<sup>th</sup> August 2014.

*Reference: Consultation on Proposal for Underground Access for the Extraction of Gas, Oil or Geothermal Energy, Department of Energy and Climate Change, May 2014*





<u>Committee and Date</u>	<u>Item</u>
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## **PORTFOLIO HOLDER REPORT FOR HIGHWAYS AND TRANSPORT COMMISSIONING**

**Responsible Officer: Councillor Claire Wild – Portfolio Holder for Highways Transport Commissioning**

e-mail: Claire.wild@shropshire.gov.uk

### **Introduction**

The purpose of this report is to summarise current activity over the past year with respect to the provision of Environmental Maintenance Services and highlighting proposed future developments, improvements and savings that the service is undertaking and intends to deliver in the near future.

### **Overview of the Service functions**

The service covers the maintenance and cleansing of some 5,500km of adopted highway, 1,000 bridges and structures and ground maintenance of 1.2 million m<sup>2</sup> of amenity grass cutting and 4,157 km of verge maintenance, including 30,000 highway trees. The service also responds to severe weather events, such as snow, ice and floods. The service is a mixture of contracted (outsourced), commissioned and in-house delivery. Operational budgets are approximately £24 million of combined revenue and capital expenditure.

These services are comprised of:

- Highways maintenance
- Street Scene
- Grounds maintenance
- Street lighting
- Bridges and structures
- Workshops
- Transport planning
- Severe weather and emergency responses

### **Background**

The existing Highways and Environmental Term Service Contract (HETSC) commenced in April 2012 and was let for a term of six years with a possible extension of a further four years depending upon satisfactory performance by the in house maintenance contractor (Ringway). This would be on an offer and acceptance basis and linked to performance criteria.

The contract was set up so that it allowed a fundamental change to the way services had previously been commissioned and delivered. This included the opportunity to:

- Allow increased capacity of inspectors to take on additional new duties including; sustainable urban drainage system (SUDS) inspections, permit inspections, culvert inspections and utility company inspections.
- The contract itself has allowed £1.24 million additional savings to be made since 2012.
- The contract is an integrated contract, consisting of numerous services; and integration of staff, vehicles and plant has allowed new working practices to emerge.

New ways of working have been developed, such as Hedge to Hedge (H2H) that improved the way services are delivered and created operational efficiencies, by further integrating staff (Council and Contractor) and implementing improved shared information technology. This initiative won the Chartered Institute of Highways Transport Award in London, June 2014, for its service innovation.

### **Contract Performance**

The existing contract allows for the highly competitive tendered rates to be utilised by this authority. Initially there were some operational and strategic issues; to a large extent these issues have been addressed. However some issues still remain and the UK Director of Ringway, the Director of Commissioning and the Portfolio Holder for Highways and Transport have been meeting on a monthly basis and it is hoped by the end of September all outstanding issues will be resolved.

Initially weeds and grounds maintenance were poorly delivered as robust sub-contracts were not in place at the start of the contract. There was a lack of management skills on the Street Scene side of the contract and a manager for that part of the service was not appointed until July 2013; four months after the contract started. That appointment allowed sub-contracts to be re-let and there have been significant service improvements since then.

Aspects of contract performance remain a concern, largely due to remaining IT issues. The full set of contractual tools has been utilised to drive improvements from this council including; remediation notices, early warnings and withholding of payments. This was subject to a review by the Protecting and Enhancing our Environment Scrutiny Committee in February 2013.

Detailed action plans covering service redesign, Hedge to Hedge working and IT improvements with milestones have been developed.

However it has to be recognised that there have been some issues relating to contract performance from Ringway. Current performance can be assessed on a broad spectrum from:

- Good – winter maintenance and severe weather, Hedge to Hedge and street cleansing
- Poor – street lighting, capital scheme delivery, Information Technology and staff development.
- Average – Performance Indicators

These issues are all being addressed and work is ongoing to improve them with Shropshire Council utilising its influence and authority to galvanise improvements.

These actions can be summarised as follows:

1. Outsourcing to competitive tender £5 million (approx.) of capital schemes.
2. Deduction in payments via performance penalties during 2013 / 14 financial year.
3. Regular meetings with managers, portfolio holder and the managing director of Ringway to express our concerns and desire for improvements.

These key issues are still ongoing. However, the recently appointed Managing Director of Ringway has recognised these concerns and as a result pledged his commitment to improving the issues.

It should also be noted that the current situation is showing signs of improvement:

1. Street lighting is improving and is on target to have achieved its requirements by July 2014.
2. Capital scheme delivery is being addressed; Shropshire Council has worked with Ringway to introduce an Integrated Planning Team (IPT). In the last 6 months this staff team (Shropshire Council, Ringway and Mouchel) have reorganised the planning and capital scheme management to move towards working a year in advance, this will allow the programming and commercial aspects of Ringway to be maximised.
3. Recent national recognition with Hedge to Hedge, as previously mentioned.
4. External audit of the service, (April 2014) was positive, stating confidence in current management systems and practices.
5. Severe weather management and reaction (storms, floods and tree damage).
6. £1.75 million has been received from Department of Transport (DoT) to support the authority to improve road surfaces.
7. £2,243,888 has been awarded (20/6/14) to Shropshire Council for pot hole improvements, following a competitive bid process to the Department of Transport. Hence **£4,027,006** has been received in additional funding this financial year.
8. Improved Shropshire Council depots with investment of over £1 million, allowing the Coder Road depot in Ludlow to be disposed of and improved integration of staff and savings in efficiency by shared use of administration staff.

Throughout the first year of the contract, we experienced some extreme weather with the wettest summer/autumn and longest winter recorded. The response to floods and gritting by the contractor was excellent and received a lot of positive feedback. For the winter provision of the basic gritting facility; salt, vehicles and staff on standby we saved 20%

(£150,000) compared to our previous contractor. We gritted on 132 occasions (a normal year would be about 70), however, due to the competitive new contract rates, costs were 66% of what they would have been with our previous contractor, representing a reduction in costs of over £300,000.

### **Developments**

The new engineering consultant contract, currently with Mouchel, will be advertised to the market in the autumn with a new contract commencing on 1<sup>st</sup> April 2015. A competitive process will begin to attract an organisation to undertake engineering consultancy and allow the current cost and quality thresholds to be market tested. This will allow for competitive pricing for the new contract, plus the TUPE of some existing Shropshire Council staff to the new provider.

This change will transfer existing staff and allow remaining staff to be re-organised to meet existing and future challenges (savings, regulations and efficiencies) in reflecting the mixed economy the service operates within.

### **Restructure**

A restructure is being undertaken in the highways and transport teams. The objectives are to:

- Define the commissioning and service provider split in the teams, in preparation for the new engineering contract.
- Promote local service delivery in line with the locality vision
- Ensure effective succession planning and continual development
- Promote remote, mobile and flexible working, including the sharing of all support resources
- Re-organise the service to improve on new disciplines and requirements to further support the contract, including:
  - Operational Manager
  - Programme Manager
  - Commissioning Manager
  - Quotation and Scoping Officer

These new posts (within existing costs) will provide further robustness to maximise contract benefits and efficiencies from this contract and delivery in communities.

- 'Pride of Patch' remains for all technicians in terms of works, services and communication with Members, Towns and Parishes and customers, this is a key improvement for technicians to manage and deliver upon
- Payments on request and payments on hold are drastically and consistently reduced, and each local manager is accountable for ensuring that appropriate process for challenging of payments is made
- The redesign will allow for the service to be fully integrated and reflect its' current mixed economy of commissioner, service provider (Mouchel) and contractor (Ringway).

The restructure of the service allied with the new Engineering consultant contract is expected to be completed by April 2015.



Committee and date

Council

17 July 2014

10.00am

Item No

**9**

Public

**Councillor Vince Hunt  
Environment and Services Scrutiny Committee Chairman**

**ANNUAL REPORT 2013-14  
ENVIRONMENT AND SERVICES SCRUTINY COMMITTEE**

**1.0 Summary**

1.1 This is an overview of the work of the Environment and Services Scrutiny Committee during 2013-14, the plans for the forthcoming year, and its achievements in providing positive outcomes for local people.

**2.0 What have we done?**

2.1 The Committee has met formally on four occasions over the last year and also held one informal meeting in June 2013 with appropriate Portfolio Holders and Chief Officers to highlight possible work areas where scrutiny involvement may be appropriate and lead to positive outcomes.

2.2 The Committee welcomed the opportunity to discuss and have an input into the role of the Local Lettings Plan within the context of the Affordable Housing Allocation Policy Scheme in the formulation of a response to the consultation document entitled, 'Providing Social Housing For Local People: Strengthening Statutory Guidance On Social Housing Allocations'. Through its Scrutiny and partnership arrangements, the Council gave detailed consideration to the implementation of the Localism Act 2011 (housing allocations) and to the aforementioned consultation document. The Council has achieved an effective and workable balance between meeting the needs of local people and delivering the strategic duty to give 'reasonable preference' in relation to key areas of housing need.

2.3 The Committee received an update on the Shropshire Community Alcohol Partnership, Shrops-CAP on progress made to date together with development plans for Year 2 [July 2013 to June 2014] from Dr Ghani, Public Health. Members recognised the benefits that could be encouraged locally through the use of monies from Department of Communities and Local Government [DCLG] Alcohol Fund and encouraged all Members to work in their own areas on projects that could realise positive benefits with just a little funding. School based Community Support Officers [CSOs] were considered

to be an excellent initiative in the Oswestry area that, if successful, should be considered to be rolled out to the schools network across the county.

- 2.4 The Committee received a public petition on the part night lighting initiative that had been supported by the Committee the previous year [to switch off street lights in certain areas from 12.30am to 5.30am]. The petitioners were seeking a reinstatement of the street lighting after midnight and suggested the use of LED lighting in order to reduce the carbon footprint and help save the environment. The Committee remained in support of the council's initiative and considered that it provided the best feasible option offering the best value to the local tax payer with minimal impact on the community as a whole. Members recognised that work was being undertaken with the Bronze Level Tasking Group to minimise the impact of crime or anti social behaviour that may occur between midnight and 5.30am and will be seeking feedback on the monitoring of crime/accident figures in the near future.
- 2.5 Ensuring that it was fully appraised of the up to date position, the Committee received information on drought planning in Shropshire from a representative of the Environment agency together with Council staff. The main points noted included the need for inter-agency joined up drought planning, the importance of monitoring the quality and improvements of private water supplies, the recognition of community self help and the compilation through Silver Level Tasking of a plan to deal with the issues surrounding private water supplies during times of drought.
- 2.6 The Committee has been fully supportive of the Rapid Action Groups [RAGs] that were in operation in early 2014 and received feedback from the Chairman of the Waste RAG on the work undertaken by the Group with a view to identifying the best way forward for scrutiny to be involved in the redesign of this area. It was understood that work needed to be focused and structured according to the guidance of Officers working in this redesign.
- 2.7 The Director of Commissioning agreed at that meeting to identify the best way forward for scrutiny to play a valuable role in the redesign of this area. Some members of the Committee are currently involved in this redesign and are working alongside Officers in this service area looking at areas such as recycling rates, passing the recycling message to customers, co-mingling of waste, vehicle routing and the use of the incinerator to generate income. Issues will be reported to the Committee as the work in this area progresses.
- 2.8 At its last meeting held in March 2014 the Committee worked alongside the Director of Commissioning to identify potential future scrutiny work areas using the learning from the recent RAGs, key areas highlighted within the 2014/17 Financial Strategy and within the three year Business Plan.

The following areas were highlighted for consideration:

Regulatory and Business Support model [RaBSS] - the possibility of the existing RAG continuing its work or this work.

Review of Joint Use Leisure Facilities to identify how to best deliver on a local basis - It was noted that the local community was being encouraged to take greater responsibility in the running of joint use facilities.

Sports and Recreational Activities - Redesign will be centred within Community Action, Positive Activities, Outdoor Recreation and Sports Development and consideration would need to be given to the role scrutiny could play in the redesign over the next 12 months.

Redesign of Outdoor Recreation Service - This includes rights of way, parks and open spaces [for example, Severn Valley country park, the Meres at Ellesmere], the creation of Parish Path Partnerships. Building community ownership was understood as key for the future together with the main agenda for the future being to encourage people to become more physically active.

Face to Face services - This element included the redesign of the libraries service including Visitor Information Centres, plus customer service points and registrars.

2.9 The Committee's work has not been limited to the work that becomes apparent from its formal committee meetings but, during the past year members of the committee have been involved in scrutiny of other issues of importance to them and their communities, such as:

- § Investigation in to Drugs/rehabilitation/youth offending – valuable work being undertaken at Willowdene farm and also at Stoke on Tern with the establishment of a social company to undertake office cleaning.
- § Input and involvement in the recent emergency planning operation 'Operation Birdwatch'

2.10 At the last meeting, the Committee considered reports on local flood risk management, the Customer Access Strategy and Shropshire Council's Energy efficiency and renewable energy. It was agreed that progress on the Customer Strategy Action plan would be reviewed by the Committee. A number of useful recommendations on flood risk management were made.

### **3.0 What are our Future Plans?**

3.1 Guided by the Director of Commissioning, the Committee recognises that its future work would be better focussed by involvement in the redesign process of the following areas:

- i. Face to Face redesign in libraries, customer service points and registrars.
- ii. Waste – a) how to encourage more recycling and behaviour change in customers and b) ways to support Veolia in encouraging customers to recycle

- iii. Redesign activities for young people – work in this area has started but is at consultation stage only in helping to shape the new commissioned model from April 2015.

3.2 The Committee's remit is to be changed in the near future to include highways and, once this change had been ratified by Council, the Committee is planning to undertake some detailed scrutiny of the redesign of this area and include scrutiny of the Ringway contract.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

Reports to Environment and Services Scrutiny Committee

**Human Rights Act Appraisal**

The recommendations contained in this report are compatible with the provisions of the Human Rights act 1998

**Environmental Appraisal**

There are no environmental issues relating to this report.

**Risk Management Appraisal**

There are no risks associated with this report.

**Community / Consultations Appraisal**

Consultation is a component of Scrutiny work to collect information to support the development of conclusions and recommendations.

**Cabinet Members**

Councillor Simon Jones, Councillor Malcolm Price, Councillor Gwilym Butler

**Local Member/s**

All

**Appendices**

None





Committee and Date  
Council

17 July 2014

10.00 am

Item

**10**

Public

## **PORTFOLIO HOLDER FOR BUILT ENVIRONMENT: STRATEGIC PLANNING, PLANNING, HOUSING, LOCAL COMMISSIONER (CENTRAL) COUNCILLOR MAL PRICE**

### **1.0 Recommendations:**

That Council approves the Portfolio Holder Statement.

### **2.0 The specific portfolio purpose is:**

- To enable sustainable development meeting the needs of business growth and of Shropshire's communities.
- To lead the redesign of how the council commissions outcomes in the centre of Shropshire, based on customer demand, working with partner organisations resulting in action that is better, quicker and cheaper.

## **REPORT**

### **Planning Services**

- 3.0** This year there have been a number of significant challenges affecting the Planning Service in all teams, some of these reflect Government's focus on delivering sustainable growth or other broader ambitions as to how and where services are provided, and other impacts have arisen as a restructured, and 30% cheaper team manages with a significant rise in complex planning applications. Alongside this the model adopted for the Planning Service from 2012 onwards has been one of maximising a flexible and agile approach to service delivery which to deliver efficiencies in office resource requirements, is dependent on home and remote working as part of the offer. In working this way the Planning Service has also consolidated its area based staff providing hot desk workspace in Wem, Oswestry, Bridgnorth and now Craven Arms in place of Ludlow.
- 3.1** The aim is to maximise choice and deliver a flexible approach to work while reducing overheads and cost to the Council. Wherever re-location has taken place we have co-located with teams from Public Protection. A key benefit of this is that the two service areas are looking at joint technological solutions such as a single back office system and telephony which together would facilitate a more efficient and flexible work environment.

- 3.2 Another key change this year has arisen as a result of the Business Planning exercise and Voluntary Redundancy process which together necessitated a service re-design.
- 3.3 Other key structural changes saw the Planning Service functions brought together for the first time since Local Government Re-organisation. Specifically the Natural & Historic Environment teams are now also part of the Planning Service.
- 3.4 Development Management is a key statutory and front line service that seeks to promote and facilitate the wider economic, social and environmental well-being of Shropshire and help deliver major investment decisions by individuals, businesses and public sector organisations. It is a positive approach to shaping, considering and delivering sustainable development proposals. It is undertaken in the spirit of partnership and inclusiveness, and it supports the delivery of key priorities and outcomes.
- 3.5 This year planning fee income increased significantly (61%). However, this may change following the submission of the SAMDev plan potentially reducing the current high levels of speculative planning applications. Land Charges income is also above target indicative of a more buoyant property market. Building Control Income is however deteriorating. One of the key reasons for this is that there is increased competition from the private sector and also that the overall size of the market is still in decline
- 3.6 The key performance measure for planning is the percentage of applications which are determined in a time frame agreed with the applicant. The team have developed planning performance measures with our customers that are meaningful to them rather than simply meaningful to the service. In Shropshire over 92% of planning applications are determined in a time frame agreed with the applicant. This acknowledges the fact that it can take longer sometimes to determine a planning application than the 8 or 13 week target and the measure relies on effective communication between the officer and applicant to manage this process.
- 3.7 Looking at the regulatory planning process the percentage of applications delegated to officers for approval is around 94%. Although this seems a high figure it is similar to that of neighbouring councils and lower than the 96% target figure recommended by the Member-led Task & Finish group in November last year after its review of planning committee processes. The reason that delegation rates have not climbed higher is the same reason planning fees have increased – there has been a sharp rise in the number of complex and often controversial planning applications, typically speculative housing schemes for sites not included in SAMDev, large renewable energy schemes or poultry units all of which generate significant community interest.

#### **4.0 Building Control**

- 4.1 Building Control provides statutory regulation, advice and added value services on behalf of the council. External pressures have resulted in the need for a further restructure to reduce costs following a broader redesign in 2011.

## **5.0 Land Charges**

- 5.1 The Land Charges team also operates in a competitive environment and generates fee income on a cost recovery basis for the processing of land and property searches. For 2013/14 the team exceeded its income target which suggests that the property transaction market is buoyant.
- 5.2 The Queen's speech recently outlined proposals as part of the Infrastructure Bill. The Bill would transfer statutory responsibility for the local land charges register and delivery of local land charges searches to the Land Registry, supporting the delivery of digital services, and extend the Land Registry's powers to enable it to provide information and register services relating to land and other property. It remains to be seen what the impact will be for land charges provision within Local Authorities.

## **6.0 Local Planning**

- 6.1 During 2013/14 planning policy work has focussed on bringing work together to conclude the SAMDev Plan seeking to submit this to the Planning Inspectorate by the end of July. The final stage prior to submission has been a consultation on the Soundness of the Plan. Over 400 representations were received in respect of this consultation and these are being assessed as part of a final report to Council on 17 July 2014.
- 6.2 The Community Led Planning process is active across Shropshire. Following the success of the Kinnerley Parish Plan last year we have had Albrighton, Broseley and Oswestry bringing their plans forward for adoption by the Council. Significantly a referendum was held on 22 May 2014 on the Much Wenlock Neighbourhood Plan and 85% of the votes cast were in favour of the plan. This will now be an important document and taken into consideration as part of the development plan for Shropshire.
- 6.3 Now in their third annual review, one of the key roles of the Place Plans is to provide local evidence with which to agree the use of Community Infrastructure Levy (CIL) funds resulting from new development, and in doing so supporting the sustainable growth of settlements. In line with agreed practice, each Parish and Town Council was encouraged to respond to the annual review process between October 2013 and April 2014. Alongside this, there has been on-going engagement with strategic infrastructure providers and internal council departments to clarify the long-term infrastructure needs for Shropshire as a result of settlement growth strategies.

## **7.0 CIL and Developer Contributions Update**

- 7.1 Shropshire is in a unique position nationally in ensuring that most of the CIL revenue will be spent within the 'Place Plan' area within which development takes place. This approach has now been reflected nationally through the introduction of the Neighbourhood Fund on the 25 April 2013. This requires CIL Charging Authorities to provide an element of the CIL revenue collected within an area direct to the Town or Parish Council within which the development takes place

- 7.2 From the CIL liable development on which construction has started, we have collected around £1,266,000, whilst instalment payments of a further £2,500,000 have been committed. A further £2,900,000 of potential income is associated with development which has not yet commenced, however this is only payable if the development commences.
- 7.3 The Neighbourhood Fund is the portion of CIL provided directly to Town and Parish Councils to be used for the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else concerned with addressing the demands that development place on an area. The first payment of the Neighbourhood Fund was made to those Town and Parish Councils where funds had accrued, alongside the annual precept in April 2014. These payments totalled approximately £11,000.
- 7.4 Government consulted on, and subsequently introduced further amendments to the National CIL Regulations on the 24 February 2014. Some of the most significant amendments included: extension of reliefs for affordable housing; changes to the criteria for Exceptional Circumstances Relief; introduction of the ability to accept infrastructure as payment in kind; introduction of the ability to phase payments of CIL associated with Full Planning Applications; and introduction of a form of relief for self-build development.
- 7.5 Planning obligations, or Section 106 legal agreements, continue to play a key role in helping to deliver local infrastructure in Shropshire, albeit gradually replaced by CIL in many ways. The Council inherited a large number of planning legal agreements (Section 106) from predecessor councils and continues to use such agreements in appropriate circumstances. The total value of monies in hand currently amounts to £4.2 million.

## **8.0 Housing Policy & Delivery**

- 8.1 The Shropshire Core Strategy gives a commitment to regularly review the viability study that underpins the affordable housing target rate across Shropshire. The 2013 review suggested that the target rate should be lowered in the weaker housing markets in Shropshire, and raised by different degrees in the stronger housing market areas. From our own local evidence it is clear that there are several prevailing housing markets with differing pressures. A report was submitted to Cabinet in May 2013 detailing our response to this complex issue and Members' approved three target rates (10%, 15% & 20%), geographically targeted to reflect the relative strengths and weaknesses of these housing markets. These rates became applicable from Sept 2013 and have been unanimously endorsed by the Developer Panel and Agents Panel as an accurate and proactive approach to housing development in Shropshire.
- 8.2 In Sept 2013, the updated land supply statement was published which concluded that at that time, Shropshire did not quite have a 5 year land supply (4.95yrs). Work is underway to provide a further statement for the SAMDev submission that will reflect expected new 2014 population projections and account for the influx of early site submissions. The contention of how we are obliged to account for several years of under delivery due to the economic downturn remains fundamental to this position.

## **9.0 Enabling and Development**

9.1 As well as monitoring and continuing dialogue with developers, landowners, Registered Housing Providers and other building professionals relating to nearly 450 sites, the Enabling team also administer the highly popular and nationally acclaimed single plot exception site policy that seeks to offer those with a degree of housing need, a strong local connection and a need to remain in a rural community, the opportunity to build a home there.

## **10.0 Affordable Housing Contributions**

10.1 Since April 2010, Shropshire Council requires that all planning permissions for an open market dwelling contribute to affordable housing through the provision on site (depending on the site density and prevailing target rate), and/or the generation of a capital receipt. It was acknowledged by developers as a positive move because it distributed the affordable housing provision on to all new build permissions not just on a minority of larger developments as previously. However, the DCLG consultation exercise in March/April 2014 indicates government is considering exempting sites across the country of up to 10 homes from an affordable housing contribution.

10.2 To date this policy requirement has accumulated an affordable housing capital pot of nearly £7.0m based upon approved planning permissions, ring fenced for local affordable housing projects. There is a time lag before these sums are received and available for use by the Council, as it is only payable by the developer after work has begun on site. To date, the implemented permissions have generated receipts of £1.25m.

## **11.0 Housing Capital Schemes**

11.1 Since Local Government Reorganisation, Shropshire Council has been proactive in using land, capital and developer contributions collected to help fund Registered Providers and the private sector to develop additional affordable housing. To date, the Council has used £3.5m to help deliver 195 new affordable homes. Not only is this a much needed addition to the stock of local needs housing, it is also important to note that the construction value of these schemes amounts to more than £21.7m of much needed investment into the local economy as well as the wider economic stimulus construction sites generate.

## **12.0 Community Led Housing**

12.1 The Shropshire Community-Led Housing Parish Grant acknowledges the fact that because the new Community Infrastructure Levy applies only to open market housing there is no financial "reward" to communities that have actively supported new community-led housing. Plainly the principal benefit is affordable housing to meet housing need within their community, but the grant which is financed from the annual New Homes Bonus (NHB), provides some financial reward to these communities for promoting and actively engaging with "Community-Led" affordable housing schemes in their area.

12.2 The funding for these grants began in 2012/13 and continues until March 2015, when it is hoped more funding will become available from the NHB. To date, £1.45m has been used to fund an additional 121 homes on contracts worth over £14.1m.

### **13.0 Shropshire Towns and Rural Housing (ST&RH).**

13.1 In April 2013, the Council successfully launched an Arms Length Management Organisation (ALMO) to manage the Councils 4200 properties which are centred around Bridgnorth and Oswestry. ST&RH is responsible for the management of the properties, the well-being of tenants and the management of the Housing Revenue Account (HRA). There is a main Board that runs the Company, of which Shropshire Council is the sole shareholder and has five places on the Board to be appointed from time to time. There is a Governance Board arrangement and a Governance function within the Communities and Housing Policy team. The Management Agreement is for an initial 10 years, i.e. to 2023 and defines service levels, fees, annual review processes and the on-going commercial relationship with the Council in supplying bespoke support service packages. The first year of operation has been very successful and includes starting on site to develop 65 new affordable homes, in the Oswestry and Bridgnorth areas.

### **15.0 Self Build**

15.1 Work is progressing on this exciting opportunity to bring forward an identified piece of Council land owned land in Shrewsbury to be developed for up to 47 self build homes. Site investigations, Highway negotiations and an outline plan is being developed for submission in the late summer.

## **Environment and Sustainability**

### **16.0 Update on the Local Nature Partnership**

16.1 Local Nature Partnerships (LNPs) are partnerships of a broad range of local organisations, businesses and people who aim to help bring about improvements in their local natural environment.

16.2 Current areas of work for the LNP include developing a Natural Environment Investment Prospectus for the Marches area, input into the Marches LEP workshop as part of the Local Environment and Economic Development (LEED Toolkit) and lobbying government for the reinstatement of the Aggregates Levy Sustainability Fund.

- The Natural Environment Investment Prospectus will provide a background to the concept of Natural Capital (our stock of natural resources that underpins our economy and well-being) and the role of the LNP. This will be followed by a series of best practice examples showing where natural capital is enhanced in a way that has positive economic and social impacts.
- During July the Marches LEP held the initial workshop stage of the LEED Toolkit. This event systematically considered the evidence relating to the

local economy / environment relationship in order to reveal opportunities and threats to the delivery of the Marches LEP Strategic Economic Plan (SEP) and to consider appropriate responses to them.

- The LNP has lead a national call to government for the re-instatement of the Aggregates Levy Sustainability Fund. The Fund provided Councils with a relatively small (c.£100k) but very useful resource which primarily helped mitigate the impacts of the quarrying industry on local communities and the environment. The Mineral Products Association and specific aggregate extraction companies are also behind the reinstatement due to the positive influence the fund had on the image of their industry and future planning applications.

### 16.3 Award of funds from SITA Trust Limited

- Eardington Sands and Gravels Quarry was leased last year by Shropshire Council for 99 years from Lafarge Tarmac in order to maintain this important site for the local community and wildlife. A very active 'Friends of Eardington Nature Reserve Group' has since been established and is working with the Natural Environment Team and Outdoor Recreation to agree a management plan for the site.
- The Natural Environment Team has been successful in their bid to the SITA Trust for £18,599 which will be spent on primarily capital items designed to improve the site for wildlife and the local community.

## 17.0 Historic Environment

17.1 In July 2013 the Historic Environment Team was commissioned to act as consultants on a national project being run jointly by Natural England, English Heritage to assist with finalising and piloting a new on-line system for delivering archaeological management advice to those applying for Natural England's Higher Level Environmental Stewardship Scheme, through which farmers and land owners can claim payments for managing the environment on their holdings.

17.2 The Historic Environment Team was approached because of its acknowledged expertise in delivering advice on Environment Stewardship Schemes and track record of delivering Historic Environment Records data.

17.3 Members of the Historic Environment Team also prepared guidance documents for use nationally and recruited a group of Local Authority historic environment advisors to participate in a live trial of the new system from November 2013 – May 2014. To assist with this, Shropshire officers delivered training at four events around the country for Local Authority and English Heritage staff, and also provided a support service to users during the course of the trial. Natural England are currently evaluating the results of the pilot and will use the information from this exercise to further refine the system before it is rolled out next year as part of the new agri-environment schemes.

## **18.0 Flood and Water Management**

- 18.1 Flooding, and its effects in the county, are high on the risk register of all the agencies engaged in planning to prevent or respond to major incidents that would disrupt the lives of local communities. Alongside the police, fire and rescue services, the council regularly reviews the level of flood risk from various sources. The council has continued to lobby central government for additional resources so that it can strengthen the county's flood defences.
- 18.2 The winter of 2014 was very wet nationally. Although not affected to the extent of some parts of the UK, Shropshire did suffer flooding as a result. The Flood and Water Management Team undertook two formal flood investigations under Section 19 of the Flood and Water Management Act 2010. Many other, non-formal, investigations were also undertaken.
- 18.3 Funding applications were prepared for flood alleviation schemes in Gobowen, Craven Arms, Westbury, Oswestry and a number of smaller bids were entered for individual properties. Additionally, the bid for the Much Wenlock Flood Alleviation Scheme was resubmitted due to increased construction costs. These will be endorsed at the Severn and Wye Regional Flood and Coastal Committee (RFCC) meeting, funding will be confirmed early 2015.
- 18.4 A collaborative working approach with Staffordshire County Council has commenced and has brought savings through procurement and sharing of resources.
- 18.5 Shropshire's Local Flood Risk Management Strategy, a legislative requirement, is currently out to consultation. Being undertaken in partnership with Staffordshire County Council, it sets out the future of local flood risk management in Shropshire.
- 18.6 Work on the flood alleviation scheme in Church Stretton was completed on budget. The Much Wenlock scheme has been delayed whilst additional funding is sought. A planning application for the scheme has been made, however.
- 18.7 The team continued to act as a consultee to the planning process, checking between ten and fifteen planning applications per day. This ensures not only that new development is not placed in an area at risk of flooding, but also that flood risk does not increase as a result of new development. This process is now firmly established and Shropshire is seen as exemplary in this regard.
- 18.8 Defra confirmed that the implementation of the SuDS Approval Body role was again to be delayed. It seems unlikely now that this will happen prior to the general election in May 2015.
- 18.9 In April 2012 Shropshire Council, as Lead Local Flood Authority, took on the role of consenting works affecting ordinary watercourses. Experience as a consultee to the planning process, meant this additional role could be easily absorbed.



18.10 A programme of education continued throughout the year, with landowners being told about their rights and responsibilities for the management of watercourses. Assistance to homeowners on the types of action that can be taken to protect property from flooding was also given.

### Flax Mill Maltings Update

19.0 The council is continuing to work with English Heritage to help bring forward the regeneration of the Flax Mill Maltings. Following increased costs from the tender exercise undertaken by Wates (who were appointed to secure a tender price) and the challenging deadlines to deliver the ERDF eligible scheme it has been agreed that English Heritage will now lead the project with the council remaining an active partner.

19.1 Over the last 12 months external funding towards the sites regeneration has been offered by ERDF (European Regional Development Fund) and Heritage Lottery Fund and council officers are working with the funders and English Heritage to provide the paperwork needed so the funds can be novated from Shropshire Council to English Heritage for the regeneration of the first stages of the site's development.

## HOUSING HEALTH AND WELL-BEING SERVICES

### 20.0 Housing Options

20.1 A summary of service demand is shown in Table 1.

**Table 1**

	2011/12	2012/13	2013/14*
Enquiries into Housing Options	3998	2349	3000
Housing Advice / Prevention	2820	1338	1984
Homelessness Prevention (28 days)	921	1011	1016
Homelessness Applications	1178	938	900
Homelessness Decisions	934	770	708
Accepted with Full Duty	276	238	200

\* Figures require verification

20.2 The above table reflects a number of changes to the handling of enquiries combined with the changing nature of demand on the Housing Options service:

- During 2011/12, a new approach was put in place to signpost more initial housing advice enquiries more effectively toward alternative avenues for assistance.
- 2012/13 reflects this change in practice to better manage demand on the service, however demand significantly increased again during 2013/14, reflecting a rise in real external demand for advice and assistance with respect to housing

- The number of homelessness prevention cases is steadily increasing, with a corresponding slight fall in homelessness applications, homeless decisions and numbers of households where a full duty is owed. This reflects service enhancements around preventive intervention.

## 21.0 Temporary Accommodation

21.1 The number of households in Temporary Accommodation has been declining steadily:

	2011/12	2012/13	2013/14*
Number in Temp Accommodation	325	253	244

21.2 This decline is the result of a number of factors:

- Improvements made to preventive early-intervention.
- Enhanced use of 'spend to save' initiatives (eg. rent bonds).
- Improved joint working eg. with Children's Services through the implementation of the 16/17 year old Homelessness Prevention Protocol
- Further development of the Shropshire Affordable Housing Allocation Policy and Scheme has given enhanced priority to households who may previously have been rehoused through the homelessness route.

## 22.0 Housing Support for Households in Temporary Accommodation

22.1 In September 2013 Housing Options employed two Floating Support Officers to work exclusively with our clients placed into Temporary Accommodation (TA). Employing the support workers directly has enabled the Council to ensure that support is in place as soon as the client has signed the tenancy agreement.

22.2 The main success of employing the support workers directly has been that we can get the support to our clients at short notice in times of crisis, something that wasn't always possible before. Once re-housed, should the client wish to continue receiving housing support a referral is made to one the external Housing Support providers.

## 23.0 Meadow Place

23.1 The Meadow Place project consists of four units of accommodation providing supported housing for clients who are recovering from drug or alcohol addiction. Housing Options (TA) provide management services for this scheme.

## 24.0 Welfare Reform

24.1 The Housing Options Team has created a fixed-term secondment to a Welfare Reform Officer in September 2013. One of the main objectives of this role is to research, review and evaluate Welfare Reforms with particular emphasis on their impacts for housing

24.2 Our Welfare Reform Officer represents Shropshire Housing Options at Shropshire's Digital Forum, The National Landlord's Forum, The West Midlands Homelessness Forum and is a member of Shropshire's Welfare Reform board.

## **25.0 No Second Night Out**

25.1 Shropshire Council (Housing Options Team) is the lead authority for sub-regional (Shropshire/Telford&Wrekin/Staffordshire) grant funded work with respect to the Government's No Second Night Out programme, aimed at addressing single/ non-priority need homelessness and preventing rough sleeping. The total funding secured was £563,000 across the sub-region.

25.2 The Shropshire & Staffordshire Homelessness Prevention Partnership (SSHPP) have commissioned:

- A pilot for outreach for rough sleepers.
- A pilot looking at shared housing in the Private Sector for 18-35 year olds.
- A programme of one-day training sessions ("Released...Rehoused") delivered in West Midlands prisons to give information , about housing to offenders who will be homeless on release.
- A Project Support Officer hosted by Shropshire Council

## **26.0 Single Referral Schemes**

26.1 The Housing Options Team facilitate Single Referral Schemes in order to explore accommodation options for vulnerable client groups through a multi-agency approach. This spans across:

- Mental Health
- (ex)offenders
- 16/17 year olds and those Leaving Care

26.2 Due to the success of this approach the Schemes were extended across:

- Rough sleepers
- Drug and Alcohol (DAAT commissioned properties – Meadow Place)

26.3 Remaining in place is the Joint Protocol for the assessment of and response to housing and support needs of 16/17 year olds and those Leaving Care with a housing need, who are under the threat of homelessness, or, who are homeless. The Protocol is held up as good practice for working arrangements between Housing and Children's Services.

## **27.0 Private Sector Housing**

27.1 During 2013/14, the Private Sector Housing Team dealt with 678 service requests, ranging from over-crowding and poor property condition to the licencing of houses in multiple occupation (HMO's). This figure is marginally

lower than 2012/13 (688), and reflects the increased complexity of the casework. During this period over 213 homes were made free from Category 1 Hazards.

- 27.2 The service is seeing a significant increase in reports of hoarding where hoarding is a significant contributor to poor and hazardous home environments. New ways of working in partnership with Public Health, Community Mental Health, Adult Social Care and the Shropshire Home Improvement Agency have been explored.

This approach can be split into 4 key areas:

- 1) Multi-agency case conferences with colleagues from Mental Health, Social Care and the voluntary sector to develop individual care strategies.
  - 2) Health and safety risks are identified by officers from the Private Sector Housing Team who work closely with colleagues from Public Health.
  - 3) Property Condition issues are normally addressed following the clearance and cleansing of the building.
  - 4) Financial assessments are carried out to identify potential funding opportunities as often individuals are owner occupiers who own their property outright.
- 27.3 Shropshire HeatSavers developed in partnership between Shropshire Council's Private Sector Housing Team, Public Health, Age UK and Mears plc, to identify and respond to fuel poverty and poor heating amongst vulnerable people. The Private Sector Housing team act as the referral hub in Shropshire HeatSavers
- 27.4 In collaboration with Telford and Wrekin and Herefordshire Councils, and Marches Energy Agency, the Council's Private Sector Housing Team successfully bid for funding under the Department of Energy and Climate Change Green Deal Pioneer Places scheme, successfully securing a share of £450,639 funding.
- 27.5 The same project group supported a national bid Cheaper Energy Together that ran in many areas to encourage people to switch energy suppliers and secured £178,400 of funding.
- 27.6 During 2013/14 Pioneer Places funding has been provided to improve the energy efficiency at two community buildings.
- 27.7 Pioneer Places funding has also enabled the Council to develop its intelligence on the current levels of energy efficiency in existing homes.
- 27.8 An aerial thermal imaging survey of a significant part of the County has been commissioned to take place at the end of 2014. This information will be essential in helping to target those vulnerable households with advice and

assistance to improve their properties through the Government's Green Deal and Energy Company Obligation Schemes.

## **28.0 Disabled Adaptations**

28.1 During 2013/14, the total number of DFG recommendations received by Private Sector Housing from OT's was 241, similar to the 231 received in 2012/13. The total number of DFG approvals was 167. The total budget for DFG's for 2014/15 is £1,758,124.

## **29.0 Empty Homes**

29.1 In 2012/13, Market Drayton was identified in the Council's Empty Homes Strategy as the first Empty Homes Action Zone in the County.

29.2 £300,000 of New Homes Bonus funding was committed to the area in the form of Empty Property Incentive Grants to bring empty homes and other premises back into use as affordable homes for local people.

29.3 Work at 16 High Street, the building purchased as a result of a successful bid for funding by Shropshire Housing Alliance and Wrekin Housing Trust, is now well underway.

29.4 Following the success of the grants in Market Drayton, a further Empty Homes Action Zone was created in Oswestry for the period 2013/14. £200,000 of New Homes Bonus was committed to providing Empty Property Incentive Grants in the area.

29.5 There is also a focused ongoing project in Whitchurch, working with the Whitchurch Joint Commissioning and Economic Board, to identify and tackle the most problematic empty properties in the town centre area.

29.6 In the south of the County, Wrekin Housing Trust successfully bid for £400,000 of funding to return 10 long term empty properties to use. To date they have identified and begun work on nine homes, and are working with the Empty Homes Team to identify one more appropriate property.

29.7 In the 2013/14 period 45 empty properties were returned to use. This figure is slightly lower than the previous few years, the availability of Empty Property Incentive Grants during the 2013/14 period has meant we have been able to support projects which are much bigger and more ambitious than in previous years, tackling more problematic properties than in the past.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

**Cabinet Member (Portfolio Holder)**

Malcolm Price

**Local Member**

**Appendices**

None.



<u>Committee and Date</u>	<u>Item</u>
Council	<b>11</b>
17 July 2014	
10.00 am	
	<u>Public</u>

**COUNCILLOR STEVE CHARMLEY  
PORTFOLIO HOLDER FOR BUSINESS GROWTH, IP&E AND  
COMMISSIONING (NORTH)**

**1.0 Recommendations**

That Council approves the Portfolio Holder Statement.

**2.0 The specific portfolio purpose is:**

- To create the best possible conditions in order to foster business growth in Shropshire, creating new private sector jobs, improved average wages and increased competitiveness.
- To create resilient wealth by delivering the Shropshire Economic Growth Strategy vision that “Shropshire’s economy is sustainable and businesses are competitive”.
- To use our public protection powers and capacity to redesign and maintain a fair, legal and highly responsive trading environment for business, always striving to maximise the economic potential from wealth generating businesses in the county.
- To lead redesign of how the council commissions outcomes in the North of Shropshire, based on customer demand, working with partner organisations resulting in action that is better, quicker and cheaper.
- To lead exploration and implementation of new ways of working through ip&e that deliver outcomes and generate income, responding to the commissioning decisions of Shropshire Council.
- To lead the whole system review and redesign of waste management services. Contract negotiations will take place to improve the quality and efficiency of the domestic waste collection service, the management and operation of household recycling centres and the disposal and treatment of waste materials. This will reduce the volume of materials going to landfill and increase recycling performance across the county.
- To ensure that suitable and good quality provision and capacity exists for burial and crematoria services for Shropshire residents.

## REPORT

### ECONOMIC GROWTH AND PROSPERITY

#### **3.0 Marches Local Economic Partnership (LEP)**

- 3.1 The Marches Local Enterprise Partnership (LEP) includes the Council areas of Shropshire, Herefordshire and Telford and Wrekin. It was launched in 2010 to create the conditions for economic vitality and sustainable employment across the sub-region. The LEP is led by an executive board with 70/30 private/public sector representatives, Shropshire Council is represented by the Leader of the Council and the Portfolio Holder and is chaired by a leading business figure, Graham Wynn OBE.
- 3.2 The national role of LEP's is growing with an increased lead in driving economic growth including a remit to co-ordinate housing, economic infrastructure, business support and skills. We are now starting to see Europe and the Government directing their policies and funding through these new LEP mechanisms. The Marches European Strategic Investment Fund (ESIF) and the Marches LEP Strategic Economic Plans (SEP) were both submitted in March 2014. The ESIF has £98M allocated to the Marches whilst the SEP is bidding to Central Government for £107M. Shropshire Council is now the accountable body for all the future LEP finance. Herefordshire has similarly taken on the governance role.

#### **4.0 Shropshire Economic Growth Strategy (SEGS) 2012 – 2026**

- 4.1 Shropshire Council in partnership with Shropshire Business Board has co-produced the Shropshire Economic Growth Strategy 2012- 2026 which is aligned with the Shropshire Local Development Framework. It ensures that all parts of the Council are working in harmony to drive Economic Growth. The delivery of this Strategy is private sector led; with Champions from the Business Board owning each action under the priorities below. The Portfolio Holder represents the Council on the Board. There are 4 priorities within the Growth Strategy and these are:
- i. Accelerating Business Growth;
  - ii. Infrastructure for Growth;
  - iii. Stimulating our Growth Sectors;
  - iv. Our skilled and loyal workforce.
- 4.2 The updates contained within this report are presented under these 4 priority areas and contribute in part to the Economic Growth Strategy.

#### **5.0 Accelerating Business Growth**

- 5.1 The procurement sub-group of the Business Board (COGS) has expanded to cover Telford and has simplified our procurement process to allow more local SMEs to benefit from contracts. Changes to contract rules approved by



Council mean that all quotes must include a local company. Local economic leverage in contracts has been made a reality with scoring introduced on this basis. Even in a very difficult economic climate the Council has now achieved 65% of total spend is local i.e. with a Shropshire post code. This is up from 62% last year and one of highest figures for all Local Authorities. There is also a Local Procurement Charter with over 90 signatories ranging from the Council, Health Bodies and major private companies.

- 5.2 The outreach business support work provided to Shropshire Businesses has supported over 2500 businesses over the last 12 months. This free service provides hands on support to small and medium sized businesses across all our market towns and rural areas. This is accompanied by regular communications and information bulletins, signposting, grants, loans, training and growth opportunities delivered to businesses when and where they need it. For companies that have suffered large scale redundancies, there is a redundancy and recruitment action support scheme. One example is Uniq Dairy in Minsterley, where we helped to support 250 employees and already approximately 80% of these have found new jobs.
- 5.3 One of the key actions in the SEGS was to pilot a new 'Business Hub' in Shrewsbury based at Shire Hall. In addition to this similar provision is now being made available in all Council Hubs. We have re-profiled the business support offer to provide more online 'Hub' information and booking facilities to access funding, events & business mentoring. Businesses receive a monthly e-newsletter and information is transmitted more widely across social media channels. Customers can now sign up for regular business support updates via our Shropshire Council website, selecting their area of interest.
- 5.4 The offer of free business clinics is now enhanced following the commissioning of this service to provide 2 day workshops for potential new starter businesses and Master-classes for Growing Businesses. This has been commissioned via the Marches LEP to a private sector supplier. Businesses can also request home visits or access online webinars or meetings via Skype, to ensure access to all businesses across our rural County. Overall customer satisfaction levels with this service are 89%.
- 5.5 Promotion of Shropshire to inward investors and expanding companies via the 'Invest In Shropshire' branding continues. Examples of recent successes are Muller Dairies with the £17M investment in a new butter plant creating 24 new jobs; Hales Sawmills re-locating to Shropshire to create 13 new jobs and Arla's new cheese packing facility in Oswestry valued at £9M.
- 5.6 Work has continued to progress the Flax Mill Maltings and in April 2014 funding of £6.6M was offered by the European Regional Development Fund (ERDF) towards bringing elements of the buildings back into use. The project is now being progressed by English Heritage. Further bids for ERDF, totalling over £1M in value have been approved and are up and running to deliver key actions in the SEGS. Examples include 'Eureka' to help businesses innovate. 'Optimising Broadband to help businesses get the most out of Super-fast broadband and a 45% subsidy to help businesses recruit graduates.

- 5.7 The Annual Shropshire Business Summit was held on the 19<sup>th</sup> of May 2014 with record business attendance – 90 companies with an evaluation showing that 96% of feedback forms rated the event as excellent or very good the highest ever rating. This was mainly due to having the first ever address by the Vice Chancellor of Chester University to talk about the new Higher Education Institution for Shrewsbury and table exercises facilitated to obtain business input into the re-design of Economic Growth Services across the Council.
- 5.8 The Business and Enterprise Fund (ERDF) continues to be a significant resource for businesses within Shropshire. In 2013/14, 81 businesses in Shropshire were assisted to improve performance and 24 businesses were assisted to help them start-up and 60 jobs were created. The grant awarded to these businesses totalled over £265,000. Due to its success the project was successful in being extended to the end of June 2015.
- 5.9 Further financial assistance has been provided to companies unable to gain bank finance with Shropshire's Investment Fund with £3M of loans available from £5000 to £150,000. Already 21 companies have been provided with essential financial help totalling £412,000.

## **6.0 Infrastructure for Growth**

- 6.1 The commissioning of essential economic infrastructure continues with the next phase of the Shrewsbury Business Park which started in November 2013. The scheme will open up over 6 acres with the capacity to accommodate 100,000 sq ft of office space together with a 10,000 sq ft local centre. This new phase will create 600 jobs.
- 6.2 Work is also underway on the provision of small workshops as part of Phase II of Tern Valley Business Park at Market Drayton. 9000 sq ft of new workshopswill be available this summeraddressing a shortage of such small workshops in the town.
- 6.3 The Council provides a wide range of starter units and small offices and work-shops to address market failure in all our towns. The 209 units have an occupancy rate of 89%; and support more than 150 companies and 400 jobs. The Shropshire Food Enterprise Centre is a good example of the provision of high quality incubator space for food and drink companies. Huge savings have been made by bringing the management of this facility back in house. Occupation is now 90% and in total well over 80 jobs have been created via this facility.
- 6.4 The £3.5M Market Towns Re-vitalisation Programme (MTRP) was due to complete on 31<sup>st</sup> March 2014 but has now been extended to allow £430,000 of critical economic projects to be completed including the refurbishment of Ludlow Buttercross and a range of projects in Bridgnorth. Work on the Whitchurch Civic Centre which was funded by MTRP has been completed and was opened in May.

## **7.0 Stimulating our Growth Sectors**

- 7.1 Business growth and the increase in the number of high value jobs will occur in our opportunity sectors.
- 7.2 We provide support for Environmental Technology businesses through the Marches Environmental Technologies Network and we have obtained new ERDF funding to extend this programme right through till December 2015. A recent evaluation found that it had generated £1.4M of GVA in the last phase.
- 7.3 All sectors have private sector Business Champions who are driving forward action plans to create new jobs in each sector. Examples of work this year include the visit by the Chief Executive of UKTI to highlight our investment opportunities in these sectors including a full Food and Drink and Agri-technology investment tour. Our champion for Creative and Digital industries organised a conference Creating Success with many of the fastest growing businesses in the sector to increase collaboration in the sector.
- 7.4 The Visitor Economy continues to be recognised as an important economic driver for Shropshire. Both the private and public sectors continue to invest at an impressive rate with over £40 million worth of projects identified within the last two years.

## **8.0 Our Skilled and Loyal Workforce**

- 8.1 Employment and Skills has a champion on the Business Board and key achievements over the year have been a 'Real Apprenticeship' event and targeted campaigns to boost apprentice numbers in small and medium sized businesses in our key growth sectors. In conjunction with training providers in Shropshire, Telford and Herefordshire, there is an ESF skills in the workforce project with a value of £400K. This is really up-skilling employees in the workforce and is a good example of collaborative working across all training providers. As regards the number of apprentice starts we still only have 12/13 numbers which were 764 apprentice starts compared to a target of 646 in 11/12. We are awaiting data on this for 13/14 from the National Apprenticeship Service.
- 8.2 Work on the new Higher Education Institution for Shrewsbury is moving on a pace. Government funding has been applied for to address what is termed as "higher education cold spots" and the Minister has mentioned that Shrewsbury and Shropshire is one of these. Detailed work on the property portfolio for the new University is taking place with options and master planning being completed. It is planned that the new University will once it has 4000 students, generate £61M of economic impact and create over 2400 jobs.

## **9.0 Visitor Economy**

### **9.1 Tourism**

The Tourism Team consists of two Tourism Officers with support from the Service Manager. The Team is responsible for the strategic support of the tourism sector, which is worth over £500m a year to the Shropshire economy. The governance of the sector is based on private and public destination partnership working in sub-county areas – The Shropshire Hills and Ludlow, Bridgnorth Area, Destination Shrewsbury and Shropshire Borderlands (Oswestry and North Shropshire). Each has a tourism strategy, a governing body overseeing implementation of the strategies and regular communication channels between the various parties involved. The Tourism Team is responsible for making this structure function effectively.

- 9.2 At county level the Shropshire & Telford Tourism Strategy Board is being re-structured to reflect the importance of The Marches Local Enterprise Partnership, bringing in the county of Herefordshire. The Marches LEP Tourism Group is leading on the development of a new European funding programme which will bring new resources in to the sector between 2015 and 2020. The Tourism Team is taking a leadership role in co-ordinating this new arrangement. A Shropshire-wide strategic group is being formed to co-ordinate the work of the Destination Partnerships and the Council will be represented by the Portfolio-holder and Deputy Portfolio-holder for Business Growth.
- 9.3 These groups are responsible for promoting the aims and profile of the visitor economy to national and regional bodies such as VisitEngland and The Marches LEP.
- 9.4 During the year the team was responsible for delivering externally funded regional programmes around promoting museums in Shropshire & The Marches and an innovative scheme to cross-sell heritage attractions called Heritage Ambassadors. The vital research activities continued with visitor surveys completed in the Shropshire Borderlands and Shropshire Hills & Ludlow. New opportunities appeared with the successful vote to implement the Shrewsbury Business Improvement District.
- 9.5 The Team continues to work with market towns across the county and has assisted with the development of tourism plans at a number of locations. The successful campaign to raise awareness of Much Wenlock's contribution to Olympic history was rewarded with three wins in various public relations awards schemes including Media Relations Campaign of the Year at the 2013 UK Public Sector Communications Awards.

## 10.0 Shropshire Museums

### 10.1 Shrewsbury Museum & Art Gallery

After 5 years work the new Museum & Art Gallery opened to visitors on 31<sup>st</sup> March 2014. The project has transformed the former Music Hall and medieval Vaughan's Mansion in the heart of the town into six galleries, a shop, cafe and Visitor Information Centre creating a new hub for Shrewsbury and Shropshire's heritage offer. The galleries show off the best of Shropshire Museums' vast collection of historic artefacts in a superb architectural setting. The Museum & Art Gallery has proved to be very popular with a wide range of people and attracted very positive reviews on sites such as TripAdvisor.

10.2 The Museum works closely with the Friends organisation and has attracted a dedicated group of volunteers who look after visitors and help behind the scenes with cataloguing and research.

10.3 The Team running the venue are very focussed on maximising revenue and have built partnerships with a range of local organisations. Several rooms and spaces are available to hire and the venue is licensed for weddings. A substantial education programme is being offered to schools and the Museum is offering good value packages working with other local venues within the service and others such as the Sabrina Boat Trips.

10.4 The Special Exhibition Gallery has been showcasing a selection of contemporary art from the collection of Frank Cohen until the end of June. In mid-July the Gallery will launch 'Living Dangerously' a photographic exhibition by LIFE magazine photographer Terence Spencer. On the balcony there will be a special hands-on science exhibition 'Ancient Wisdom' based on the theories and discoveries of classical civilisations.

10.5 Closer working between Theatre Services and the Museums is being developed as part of transformational plans.

10.6 As part of the strategic restructure of the Service and commissioning approach the Shropshire Hills Discovery Centre is now run by the social enterprise 'Grow Cook Learn' and work is underway to relocate Ludlow Museum from its current location to the Buttercross and then to be operated by the Town Council.

10.7 The Museum Development Project funded by Arts Council England has a dedicated Museum Development Officer hosted by Shropshire Council which provides valuable support to the independent museum and heritage sector.

10.8 Shropshire Archives underwent a restructure including a reduction in opening hours. A public consultation on options for the revised opening hours received over 500 responses, and the new hours were introduced in April 2014. Customers have generally adapted to the changes, though inevitably

the service is seeing increased use during the opening period. The restructure has allowed all the key elements of the service, including the acquisition of new books and archives and the processing of this material, to be retained.

- 10.9 The 'Volunteering for Heritage' project funded by the Heritage Lottery has continued to provide key support to Shropshire Archives and the Museums Service. To date over 400 volunteers have given over 6,600 days' worth of their time to catalogue more than 90,000 items, digitise over 35,700 and conserve over 9,000. In financial terms they have contributed over £1 million worth of resource to Shropshire Council. An end of project conference to highlight the achievements of the volunteers is planned for February 2015 at Theatre Severn.
- 10.10 The Arts Council funded Heritage Heroes project (see [www.heritageheroes.org.uk](http://www.heritageheroes.org.uk)) has enabled the volunteering offer to be extended to those who are unable to visit museums and archives. Over 100 'virtual volunteers' from around the world have already signed to help out. The project aims to create over 10,000 new records to add to existing databases, as well as testing the sustainability of this model of working.
- 10.11 The new storage facility at Hortonwood funded by capital funding has been completed to provide accommodation for archives, records and museum collections. The facility is shared with Electoral Services and will provide for the service's future storage needs as well as saving £44,000 annually in external storage costs.
- 10.12 Shropshire Archives has entered into a partnership with Find My Past to provide online access to Shropshire parish and non-conformist registers. These went on line in April and are already receiving hundreds of thousands of hits a month from family historians across the world. This new facility not only provides people with much better access to the material, but also produces a new income stream to the Council.
- 10.13 As part of county wide activity to commemorate the 100<sup>th</sup> anniversary of the First World War, £190,000 of funding has been secured from the Heritage Lottery Fund and Arts Council England to support nineteen arts and heritage projects across Shropshire. These include working with the Imperial War Museum and Shrewsbury St Chads to create a comprehensive online resource of Salopians who died, and to research the lives of those who served and survived, as well as those who contributed on the home front.
- 10.14 The new Archive Service Accreditation Standard is the UK standard for archive services and has been developed by the National Archives in consultation with the sector. Like Museums Accreditation the standard defines good practice and identifies agreed standards. It aims to help organisations to become more adaptable, resilient and sustainable by embedding a culture of sector-led continuous improvement, focusing on the needs of customers and local communities and on producing best value for money. Shropshire Archives plans to complete the accreditation process in Spring 2015.

## **11.0 Broadband**

- 11.1 The Connecting Shropshire (CS) programme has been in full engineering deployment for over 12 months, following contract signature in March 2013. The programme is currently in phase 2 of delivery and has connected over 10,000 premises to the network, with over 50 fibre cabinets providing superfast broadband across Shropshire.
- 11.2 In total 62,000 premises are scheduled to get upgraded to fibre as part of the 9 phase programme which will complete in spring 2016. Shropshire Council aims to connect up to 93% of premises to the network by the end of the programme. This figure relies upon the commercial providers delivering their original commitments as part of the pre contract engagement.
- 11.3 Details of the exchange areas planned and enabled are included on the [www.connecting.shropshire.co.uk](http://www.connecting.shropshire.co.uk) website. A map enhancement will be added to the website during the summer which will include a post code checker that will enable people to check service availability with their chosen Internet Service Provider.
- 11.4 A key element and focus for the CS programme is generating demand for the new network from businesses and communities. It is of critical importance that the public investments made in the contract generates 'take up' of fibre broadband which ultimately generates 'claw back' in our contract and boosts our county through a variety of socio-economic benefits.
- 11.5 In April 2014 CS received a further funding allocation from BDUK of £1.5m. This allocation followed an initial bid to DEFRA under the Rural Community Broadband Fund scheme. Survey works are in progress and structures will be added to the current contract as part of change control procedures.
- 11.6 As part of the Government's continued commitment to improve broadband nationally, Shropshire has been allocated an additional £11.38m as part of Phase 2 of the BDUK programme. The sum is aimed at working towards the Government's target of 95% Superfast Broadband (SFBB) by 2017. CS is continuing to work closely with the Shropshire Broadband Group which aims to address the challenge of seeking £:£ match funding. A number of opportunities including private match and LEP monies are currently being evaluated as part of this process. BDUK have provided assurance to CS that there is full support and a shared aspiration to provide all residents and businesses with faster broadband.

## **PUBLIC PROTECTION**

### **12.0 Public Protection Service Strategy 2013/14– Year 2 Priorities**

#### **12.1 Service Transformation - New Delivery Models**

12.2 The focus in the first year of the 3-year Public Protection Service Strategy was to embed the new service delivery model and service structure through an effective and sustainable cultural change programme. The new culture emphasised the need to put service users at the heart of services and to deliver a programme of real and sustainable improvement in satisfaction levels. In 2013/14 the emphasis was very much on radical service re-design to support the Council's aspiration to become a Commissioning Council.

12.3 Therefore, in addition to focusing on shorter-term transformation and improvement, the Service also explored a number of new service delivery models to develop a more sustainable model for future service delivery. This was a key feature of work in the preceding 12 months. As part of the wider re-design work, we completed a number of functional reviews of individual services that did not sit comfortably within the new delivery model.

12.4 The reviews included Car Parking and Environmental Enforcement, Pest Control, Bikeability, Benefit Fraud and CCTV. This work resulted in significant efficiency improvements and cost reductions for the administration of car park cash collection. The Bikeability Scheme was no longer financially viable and so the service's direct involvement with the scheme was concluded in 2013. The Pest Control service has embraced new ways of working which has resulted to the provision of a cost-neutral service which we believe can be transformed into a profit-making operation through the new delivery model. The Benefit Fraud Service has transferred to the Revenues and Benefits team in advance of national changes and the likely transfer of the function to the Single Fraud Investigation Service (SFIS). The Community Safety function, along with CCTV, has moved to Public Health pending the development of an alternative model for future CCTV provision.

12.5 The major effort in 2013/14 was to develop a new delivery model encompassing the wider group of council regulatory services which have a direct interface with businesses in Shropshire. This resulted in a detailed and comprehensive exploration of new service delivery models. The options that were considered in the early stages of the work included:

1. Strategic Partnership/Joint Venture with a Private Sector Partner.
2. Social Enterprise/Staff Mutual arrangement.
3. Collaboration/Shared Service with other Local Authority partners.

This work developed and resulted in a model which proposed the creation of a wholly owned council company with legal advice suggesting that the most effective model was to form a subsidiary of ip&e. The model developed further to embrace a wider range of services than Public Protection. The



services in scope included: Planning and Development Management, Building Control, Public Protection, Historic and Natural Environment and regulation of the Private Sector Housing sector. The work has resulted in the development of a Business Case which will be reported to the Council's Cabinet on 30 July 2014 following consultation with service users, partners and stakeholders.

### **13.0 Operational Achievements - 2013/14**

13.1 A brief summary of some of our operational achievements over the previous 12 months are highlighted below. These have been delivered against a background of significant change and re-design. We have tried to ensure delivering business as usual, whilst trying to create the capacity to create a radical and innovative delivery model for regulatory and business support services referred to earlier. Our operational teams have worked exceptionally hard to remain customer-focused, accessible and responsive in the face of significant challenges but have remained enthusiastic and determined in their quest to support business growth and protect vulnerable people and communities.

- In November 2013, following a 12 month investigation and legal process, an individual was ordered to pay £20,000 under the Proceeds of Crime Act. In addition, he was ordered to pay full prosecution costs of £5,422. He had earlier pleaded guilty to a number of offences under the Trade Marks Act 1994 selling counterfeit film posters on eBay. He was given 120 hours of unpaid work as sentence for these offences. This is the first occasion that Shropshire Council has used the Proceeds of Crime Act to confiscate the assets of a trader who has been supplying illegal goods. The decision to institute confiscation proceedings in this case was not taken lightly. The Proceeds of Crime Act will be a useful tool in tackling consumer-related crime in order to protect legitimate businesses and communities.
- We have made significant improvements to our information, intelligence and analytical capacity by moving to "IDOX Uniform" back office software system which is also used by the Planning teams. The IDOX product offers improved options such as mapping, a document management system and a work planning system as well as integration with planning and more effective integration of mobile working options.
- Targeted investigations into the misuse of disabled persons parking badges have taken place in the past 12 months. The Council is committed to protecting the needs of disabled persons who are entitled to parking concessions. Enforcement days are undertaken to specifically review the use of blue badges in the towns. On 4 January 2013, a Shrewsbury woman pleaded guilty to charges relating to the misuse of a Blue Badge in the first case we have taken to court.
- We continue making a significant contribution to emergency planning responses. For example, we responded to the partial collapse of a commercial building affecting residential premises, public footpath and gas

supply in Shrewsbury on New Year's Eve. Officers also investigated an illegal deposit of chemicals on the roadside resulting in significant pollution of a Severn Trent drinking water supply where we worked with Severn Trent and Environment Agency to investigate the offender and ensure the recovery of the water supply.

- Resident liaison groups established to address issues involving pollution from large industrial and commercial operations.
- Intelligence-led enforcement action, in collaboration with colleagues from police and neighbouring councils, to improve public safety in taxi and private hire trade has been successful in improving standards of driver and vehicle safety within Shropshire.
- Building on the success of our Antisocial Behaviour Team we have been actively involved in the Church Stretton Locality Commissioning Project to review how ASB is dealt with and reported in the County. The focus is on improving the call handling and risk assessment and promotion of the single reporting line to provide more robust statistical data to identify trends, prioritise work and co-ordinate responses with partners.
- Officers have worked effectively with partners to achieve the best resolution for a number of cases of filthy and verminous residential premises. By supporting and facilitating changes to personal circumstances we have been able to significantly affect the health and wellbeing of individuals and communities. This often necessitates a 'non-regulatory' approach to an issue aimed at achieving maximum benefit to all concerned.
- We have promoted an intelligence-led enforcement approach to work closely with Liverpool City Council which has resulted in bringing a rogue trader to court who was subsequently found guilty of serious offences.
- Finally, we developed a comprehensive methodology for determining discretionary licensing fees. This provides a useful foundation for further development as Government moves away from nationally to locally set statutory fees.

## IP&E

### 14.0 ip&e Activity

- 14.1 In the past 12 months, the Council's ambitions for ip&e have started to be realised though an accelerated programme of implementation. The first two business units, 'ThreeSixty communications' and 'Business Design' have been created within the company and are now working in Shropshire and beyond. Plans are well advanced, subject to detailed business cases and consultation, for three further significant business areas to be established covering; Inspire to Learn (support services to schools), Help 2 Change (public health improvement) and Core Offer (organisational support services for commissioning organisations).

- 14.2 During the same period, the two companies have been formally established. ip&e Limited is able to undertake work for Shropshire Council, and ip&e Trading is then able to sell expertise to other customers outside of Shropshire. The Boards of both companies are also now up and running chaired by Cllr Michael Wood and Cllr Keith Barrow respectively.

Although separate companies, both are committed to a common set of ambitions focusing on:

- Anticipating and delivering on the expectations of new commissioning organisations
- Using expertise and commitment from existing Shropshire Council staff and unlocking their full potential
- Winning business from within Shropshire and beyond, reinvesting profits back into the county

*ThreeSixty Communications* - delivers comprehensive communication and media services for Shropshire Council and other local and regional commissioning organisations. Since moving into ip&e the team has provided essential support on key campaigns and initiatives such as Shropshire's plans for a new University, the Council's approach to redesigning everything we do based on demand, and in support of major public health activity such as heart age, transplant consultation and weight management.

*Mercury* – by bringing together capacity from the programme management and service design functions this team is the engine-room driving all redesign activity across the council, as well as with key partners. Its expertise in creativity works across frontline teams, with the community and helps managers and Cabinet leaders navigate and accelerate change. The team is increasingly developing a national profile through innovations such as Gusto, People 2 People and work outside Shropshire with the health sector in Liverpool. It recently submitted a series of case studies to Government as part of the Transformation Challenge. It is also playing a key governance role in driving the University project in Shropshire.

- 14.3 The next phase of ip&e's growth will see a significant growth in the business. Inspire to Learn and Help 2 Change are likely to be the next teams to be created, bringing a considerable number of staff respectively into the business. Crucially both are continuing the ip&e approach to business growth - which is to understand and carefully design what the market needs. With the arrival of Inspire to Learn, the significant increase in staff numbers will require an equivalent step-up in both companies business infrastructure.
- 14.4 The model for ip&e Limited and Trading enables flexibility – with a shared Chief Operating Officer, and with Directors of HR and Finance also being seconded from the Council to cover this period of rapid growth across both companies.

## Waste Management and Bereavement Services

### 15.0 Waste Management

15.1 The Waste Management service has delivered on several key initiatives and has been instrumental in shaping the service for the future since the letting of the Council's 27-year Integrated Waste PFI contract with Veolia Environmental Services (Now Veolia) in September 2007. Together with Veolia as part of the post closure PFI programme the following recent service changes have been successfully implemented which include:

- Standardisation of opening hours at all Household Recycling Centres (HRCs) resulting in £50,000 annual savings to the Council with no adverse impact on the operation of the service.
- Introduction of major service change involving the roll out of kerbside collection of plastics followed by the introduction of mixed plastic containers (pots tubs and trays) in November 2012. This has so far resulted in an increase of nearly 25% of plastic diverted from the residual waste stream.
- Continue to exceed 2020 National target of 50% for Recycling & Composting with 53% achieved in 2013/14.

15.2 In addition to the above service changes there have been a number of improvements to waste management infrastructure and service development, which include:

- Successful hand over of operation of Biocycle Company to a local charity Cwm Harry Land Trust (CHLT) involving transfer of all assets associated with the anaerobic digestion (AD) plant to the Council and disengagement of the Council from the Board of Biocycle South Shropshire Ltd.
- Successful decommissioning of amenity skip site in Ludlow resulting in projected annual savings for 2014/15 of £100,000 and opening up the site for development of community resource management issues.
- Implementation of the Love Food Hate Waste programme operating in Shropshire – with Shropshire Council leading the West Midlands LFHW campaign involving 33 local authorities focussing on advertising and community engagement and funded through the West Midlands Waste Alliance.
- Provision of kitchen caddies to the north Shropshire area in 2012/13 and to Bishop's Castle area in 2013 along with a food waste collection service promotional campaign. This resulted in a 6% reduction in residual waste to landfill.
- Effective waste prevention campaigns e.g. promotion of Junk Mail campaign which has resulted in 50,000 Shropshire households having signed up to date to the Mailing Preference Service. This results in annual savings of around £10,000 through landfill diversion. Promotion of home composting scheme with 600 units sold last year. Every tonne of waste diverted saves the Council £100.

- Implementation of the Waste Transformation project to reduce waste and increase recycling using a customer segmented approach. The implementation stage of this project commenced April 2011 and concluded in 2013 which involved a series of advertising and communications activities focusing on improving knowledge and awareness of services within the community.
- Review by the Department of Environment Food and Rural Affairs (Defra) of the management of the Council's waste PFI contract from which 11 recommendations were made. These recommendations were presented to the Councils Scrutiny Committee in July 2012 and developed into an Action Plan.

#### Current issues

- 15.3 Construction of the 95,000 tonnes per annum Battlefield Energy Recovery Facility (ERF) commenced in December 2013 and is scheduled for completion and full-operation September 2015. Progress is on track with no lost time or accidents incurred on the site, and donation of bonus to local charity.
- 15.4 The Council is currently trialling a series of prototypes for household collection of waste and recycling with the aim of providing the best possible service to Shropshire residents and to boost the amount of waste recycled. The materials collected on the trials include cardboard, which was removed from the garden waste collection scheme in 2011. Following completion of the trials in September 2014, a recommended option will be made to Cabinet and Council with the full service commencing roll-out across the county in mid to late 2015.
- 15.4 Continued focus on delivery of the Council's Waste Prevention Plan and recycling awareness campaigns which has resulted in, since 2005, over £4m in external funding from various sources with £64,000 in 2013/14. The effects of these campaigns have resulted in increased recycling rates and a reduction in the tonnage of waste presented for collection further resulting in reduced costs for disposal or treatment.

#### **16.0 Bereavement Services**

- 16.1 In August 2011 Cabinet approved the award of a 30-year concession contract and lease for bereavement services to Co-operative Funeral Services Ltd with commencement of the service on September 12<sup>th</sup> 2011.
- 16.2 A key benefit from outsourcing of this service was the transfer of risk in funding the upgrading of Emstrey crematorium including cremators and buildings to meet future demand and to comply with Government requirements for abatement of emissions before January 2013.
- 16.3 All upgrades were successfully completed on time with replacement of three 'Newton' cremators, with two 'Joule' cremators. The Newton cremators were subject to continual breakdowns and could not satisfy future environmental

emissions criteria for abatement of mercury. The new cremators are state of the art and fully compliant with environmental emissions criteria, with all infrastructure investment provided by Co-operative as part of the concession agreement.

- 16.4 During the bereavement services procurement process it was identified that further capacity for burial and that the Emstrey cemetery would only provide limited capacity due to groundwater issues. In this regard a phased burial closure plan for Emstrey cemetery was initiated whilst a new cemetery location was sought.
- 16.5 The new cemetery Mytton Oak Remembrance Park (MORP) is located west of Shrewsbury and will provide up to 100 years burial capacity. Construction on MORP commenced June 2013 with start-up of operations scheduled for Spring 2015.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

**Cabinet Member (Portfolio Holder)**

Steve Charmley

**Local Member**

**Appendices**

None.



<u>Committee and date</u>	<u>Item No</u>
Council	<b>12</b>
17 July 2014	
10.00am	
Public	

**Councillor Steve Davenport**  
**Enterprise and Growth Scrutiny Committee Chairman**

**ANNUAL REPORT 2013-14**  
**ENTERPRISE AND GROWTH SCRUTINY COMMITTEE**

## **1.0 Summary**

1.1 This is an overview of the work of the Enterprise and Growth Scrutiny Committee during 2013-14 and its plans for the forthcoming year.

## **2.0 What has been done?**

The Committee has a flexible approach and only meets in a formal context if there is a clear need. It has met formally on three occasions over the last year and also held one informal meeting with appropriate Portfolio Holders and Officers to discuss where scrutiny involvement may be appropriate and lead to positive outcomes.

### **2.1 Petition regarding 20 mph Speed Limits**

The Committee acted as a recipient to a Petition regarding a request to implement 20mph speed limits on all urban and residential roads in Oswestry. The Committee had previously made an input into the Council's Road Safety Policy and in response to the petition, was able to explain the Policy, how it was applied and provide advice on the correct route for making such a request.

### **2.2 Planning Committee Structures**

The Committee set up a Task and Finish Group to undertake a substantial piece of work to address amongst other issues, the capacity to continue to service the Council's three planning committees at current levels of applications.

In addition to meeting as a Group, the Task and Finish Group worked in a number of different ways: it heard from and questioned the Portfolio Holder and Planning Services Manager; drew up and analysed the results of a survey

of members on alternative committee delivery models; met with a members on an individual basis to hear their views; considered e-mail submissions from individual members; and met with and questioned Planning Committee Members from a neighbouring authority which only had one Planning Committee.

Six main evidence based recommendations were made relating to: increasing delegation rates; simplifying reports; maintaining three Committees but meeting centrally to minimise costs; holding special meetings in local areas when necessary; and recommending that Planning Committee Members do not vote or take part in debate when applications are considered, giving them the chance to speak freely on applications in their own areas.

These recommendations were all accepted by the Portfolio Holder for Planning, Housing and Commissioning (Central), and where appropriate, by Full Council.

The Committee intends to reform the Group to review and report back on success or otherwise of implementation of the recommendations. It is mindful, however, that the number of applications has been influenced by the issues concerning a Five Year Land Supply and this will be taken into account once the Group reforms.

### **2.3 Rapid Action Groups**

The Committee is grateful to the work of the Rapid Action Groups on Economic Growth and Regulatory and Business Support and has received feedback from the Chairs of both of those groups, the findings of which are influencing the current work programme of the Committee.

### **3.0 Future Plans**

- 3.1 The Committee has identified a small group of its Members to develop and propose a Work Programme, including identification of the best way forward for Scrutiny to play a constructive part in the role of redesign of the area of Economic Growth.

At its next meeting the Committee intends to consider and agree a proposed work programme on potential future scrutiny work areas using evidence including that obtained from: the learning from the Rapid Action Groups; documents from the Economic Growth re-design work, information gathered by Committee Members from companies within their own electoral divisions to inform the Economic Growth re-design work; the findings from 'Project North' and 'Oswestry Economic Growth Commissioning'; Economic Growth performance summary 'dashboards'; the recent Business Summit; and a June 2014 report on Tourism in Shropshire.



**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

Reports to Enterprise and Growth Scrutiny Committee

**Human Rights Act Appraisal**

The recommendations contained in this report are compatible with the provisions of the Human Rights act 1998

**Environmental Appraisal**

There are no environmental issues relating to this report.

**Risk Management Appraisal**

There are no risks associated with this report.

**Community / Consultations Appraisal**

Consultation is a component of Scrutiny work to collect information to support the development of conclusions and recommendations.

**Cabinet Members**

Councillors Mal Price, Steve Charmley and Claire Wild

**Local Member/s**

All

**Appendices**

None

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<u>Committee and Date</u>	<u>Item</u>
Council	<b>13</b>
17 July 2014	
10.00 am	<u>Public</u>

## PORTFOLIO HOLDER STATEMENT 2013/14: PERFORMANCE COUNCILLOR TIM BARKER

**Responsible:** Tim Barker

e-mail: [tim.barker@shropshire.gov.uk](mailto:tim.barker@shropshire.gov.uk)

01743 252929

### 1. Summary

- 1.1 This is new Portfolio that has developed during the year in recognition of the importance to the Council of having a clear understanding of whether it is changing in the way it said it would and understanding the impact of the commissioning decisions arising from the comprehensive change programme.
- 1.2 I started in the role with a strong emphasis on the performance management of transformation. One of my first tasks was to work with the relevant Officers and Members to understand performance reporting at the Council and how it was and is used. This report sets out what has been achieved so far and the direction of change for the future

### REPORT

#### 2. January 2014 onwards

- 2.1 My first six months in the role have been busy and varied. I have taken up performance management overall and made links to the large council wide review of how the Council uses information. I have set out my main areas of focus so far and for the future.
- 2.2 **Developing Performance Management**  
Just prior to starting in the role I attended a Member Seminar on Strategy Research and Performance. The Council has a well developed and managed Performance Management Framework that has been adapting over the years as the Council changes. However, the seminar demonstrated that most Members were not aware of or getting the full value from using the performance information being made available to them, for example in the dashboards. It was important to understand why, especially in the context of changes to services now and in the future, impacts of commissioning decisions and the development of locality working and commissioning

arrangements. It was important to find out from Members communication of our outcome measures could be developed to present the key messages and data in a manner that they could use and quickly understand.

- 2.2 The suggestion to use Rapid Action Groups in looking at the Business Plan areas provided a significant opportunity to bring together a group of interested Members to explore these issues, especially in light of the significant programme of change that the Council is going through.
- 2.3 I was fortunate to be able to work with a good cross party group, who were committed and provided valuable input into looking at how performance reporting could be developed. They were clear on what they recognised needing to be done to make the information more accessible and relevant to Members, partners, officers and the public. In a five week period the group worked effectively with me as the Portfolio Holder, my Deputy Cllr David Turner, and the Performance Manager and their staff to consider what measures would be most relevant against the Council's outcomes and what the best ways would be to present the information.
- 2.4 Through their positive and constructive input the areas of focus for the four Outcome dashboards were identified and shaped for on-going development by the Performance Team. These dashboards are complimented by a new high level view of the Council that has been designed to demonstrate whether it is changing as it said it wanted to, and also to help improve the accessibility to the key messages from the operational outcome dash boards.
- 2.5 These new dashboards have been adopted and will be used to report performance from Quarter 1 2014 onwards. Working with the Performance Manager and their team I am confident that the dashboards will continue to develop and refine as new and more appropriate measures arising from redesign and commissioning are included.
- 2.6 Following the presentation of the Q4 Performance Reports to Cabinet and Performance Management Scrutiny Committee I am keen to promote increased use of the dashboards by all Scrutiny Members. This should provide a further mechanism for them to work with their Senior Officers and Portfolio Holders. Building on the experience of previous years this offers the opportunity for the Scrutiny Committees to identify issues arising from the performance measures that they would like to explore in more detail.

### **3.0 The end to end review of how the Council uses information**

- 3.1 Following the Business Planning weeks last autumn, and as set out and agreed in the Integrated Business Plan the Council is undertaking a comprehensive end to end review of how it uses information. The review is driving changes in systems and behaviours. I am providing my support to this work, keeping close contact with work and the progress that the Core Team are making.

- 3.2 The Council collects and holds a huge amount of information, whether it is from consultation activity or from day to day contact with communities and people using the Council's services. But what do we do with it? How do we use it to improve our services across the whole Council? Are we getting the full value from the information and making a difference for the people who live and work in Shropshire?
- 3.3 Work on the review started with Adult Social Care and Children and Young Peoples Services, and it is planned to extend this work across the Council, and eventually to how we work with partners and providers, as the new methods of working are established. This work is reliant on close, open and effective working between operational service areas and support services, which the Core Team are aware of and promoting.
- 3.4 The first of the key strands of work looks at the many IT systems, databases and spread-sheets that the Council has; seeking to understand what they are used for, what information is held, who uses them, and what they are capable of doing. We want to ensure that the Council only has and pays for the systems that it needs, that the use of functionality is maximised, and that duplicating activity by officers is removed.
- 3.5 The second strand of work is focusing on developing how we use the data and information; looking at how we can add value and understand more about our services and the people who currently use them or will use them in the future; and to understand performance and the impact of commissioning decisions on the achievement of the Council's outcomes.
- 3.6 The review is looking at how different information can be brought together to tell us more and to provide us with intelligence. The aim is to be able to use this to understand demand and need, and how these can be managed in the future to help people and communities become more independent and resilient. This is also essential to help ensure that the Council is commissioning the right outcomes and services.
- 3.7 In terms of understanding the impact of change on services and the people who use the service, the Core Team are working closely with operational teams to identify the key points in their new operating models. The focus is on identifying the points which will provide the clearest indication of performance against the delivery of the Council's outcomes. This work is complimented by the subsequent confirmation of the additional information that is required by managers and their staff to understand how the changes are working and how it should be managed – management information.
- 3.7 So far I am pleased to be able to report that there has been good progress by the Core Team and there is already positive learning and feedback which they are building into the development of the new approaches.

#### **4.0 Delivery of the Business Plan**

- 4.1 This then takes me to the third strand of activity. Working with the Portfolio Holder for Resources, we are taking an overview of the implementation of the Council's Integrated Business Plan. This work has been focussed on ensuring that savings are delivered whilst outcomes, as reported through the performance dashboards and reporting mechanisms, continue at planned levels.



<u>Committee and Date</u> Council 17 July 2014 10.00 am	<u>Item</u> <b>14</b> <u>Public</u>
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## PERFORMANCE MANAGEMENT SCRUTINY COMMITTEE STATEMENT 2013/14 CHAIR – COUNCILLOR MARTIN BENNETT

**Responsible:** Martin Bennett

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01743 252929

### 1. Summary

- 1.1 This paper sets out the annual statement for the Performance Management Scrutiny Committee. It provides a view of development and work done in 2013/14 and the plans for 2014/15 including some of current key work programme topics.

## REPORT

### 2. What has happened in 2013/14

- 2.1 During the year the Council has continued the process of Transformation – changing the ways in which a number of things are done, culminating with the Council's integrated Business Plan and Financial Statement. Changes have also taken place to enable decision making to occur when it is required; reducing the reliance on scheduled meetings.
- 2.2 Performance Management Scrutiny Committee and Scrutiny at Shropshire Council in general has therefore also been challenged by these changes. The response to the changes has included taking account of the pace and scale of change and the need to develop to continue to be a Critical Friend. In order to achieve this, the flexibility and application of appropriate and practicable approaches to enable proactive Scrutiny that adds value to the Council and Communities have been in focus, as have options to try to get a greater involvement from all non executive members.

*At its worst, local government scrutiny can be a way to tie backbench councillors up and keep them busy while*

*executive councillors get on with the real business of running the council. At its best, it is a vital component of good governance and improves councils' decision-making, service provision and cost-effectiveness<sup>1</sup>*

- 2.3 Perhaps one of the most significant changes to the way in which Scrutiny is developing is a move to Task and Finish Groups, and a number of these have been established during the year. Council agreed that Task and Finish Groups established under Scrutiny need not be politically balanced, nor is there a requirement for them to have Members from, or be chaired by, a Member from a Scrutiny Committee. An Open Call is put out seeking Members who are interested or have some knowledge/experience of the issue, and are willing to put the time in to do the work.
- 2.4 The development of the concept of Member Working Groups, tasked to complete a piece of work, be it investigation, review, or participation in service redesign, was tested during the review of the Business and Financial Plans, taking up the offer of the Leader to establish "Rapid Action Groups." A number of these groups, operating under the auspices of Scrutiny are following up on their work.
- 2.5 The Officer and Member evaluation sessions of these Rapid Action Groups, showed a marked similarity in opinions in what had worked well and why, and what had not – and why. The evaluation has helped to identify the principles that should be adopted to enable a flexible and practicable model of Scrutiny to be used in the Authority.
- 2.6 At the same time Member feedback on what they like and dislike in Scrutiny work, suggests strongly that more Scrutiny activity should be taking place outside of the formal committee meetings using these Member Working Groups, to explore the issues *where they exist and where the people we need to speak to are*. The work undertaken by the Discretionary Housing Payments Task and Finish Group is an excellent example of how Scrutiny can be done differently and outside the constraints and of a formal committee meeting in Shirehall.
- 2.7 The pilot work done by the RAG's has begun the process of helping Scrutiny be more proactive and be involved before the decision is made through
- working effectively with Portfolio Holders
  - adding value through constructive critical friend challenge before decision are made, and
  - making the links to the Council's Outcomes and Change Programme
- 2.8 Of particular note is the group working with the Portfolio Holder Performance to develop ways of making key information on performance more accessible and understandable. Performance Management Scrutiny Committee is encouraging Scrutiny (and non-Scrutiny) Members to use this information to

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<sup>1</sup> Cllr Andy Hull 2012 LGiU/CCLA Scrutineer of the Year award winner.



help them identify issues and topics to explore with Portfolio Holder(s), Director(s), Managers and others who are pertinent to what needs to be discussed including partners, providers and the users of the services.

- 2.9 Another key focus that is essential for the effective use of the Officer and Member Scrutiny resource is for the Committee through their work programmes to be clearer about the 'what' and 'why' of scrutiny topics. To this end, Scrutiny Chairs agreed a pro-forma for Members to use which provides a template so that they can clearly express the extent of the issue, the method of scrutiny suggested and the outcomes expected. This has been sent to at least one Member recently who commented that *"the template is most useful as it will assist me to answer the questions as fully... as possible to enable others to judge the appropriateness of my request"*.
- 2.10 Effective work programming is the essential bedrock of an effective Scrutiny function. As the Centre for Public Scrutiny makes clear:

*"Scrutiny committee meetings take effort to resource. The physical attendance at a meeting of members and officers (which is expensive, particularly in councils whose committees meet in the evening), the time spent by officers in preparing reports and collating agendas, and other ancillary activity (such as printing) mean that time spent at committee meetings must be well used. This means that they should add value, through securing tangible outcomes that have a positive impact on the lives of local people."*<sup>2</sup>

### **3.0 What is planned for 2014/15**

- 3.1 As the Council changes, so Scrutiny continues to need to develop. The speed of change to how the Council carries out its business, and designs and commissions or provides services requires the development of different and flexible opportunities for Members to identify potential topics. There are a number of these being developed.
- 3.2 The Council agreed the recommendation of the Scrutiny Review Task and Finish Group for there to be meeting of all non-executive Members and the Scrutiny Chairs *"to allow a two way exchange of items for potential scrutiny intervention/ consideration"*. Work to develop this has been underway over the past year with particular emphasis on where and when it should be located in the Municipal year and the committee cycle, especially given the development of the Council's Integrated Business Plan and the Financial Strategy. With the Forward Plan, these documents provide the basis for the development of the Scrutiny Committee work programmes. The intention is that these meetings take place twice a year roughly 6 months apart, to allow sufficient time for Scrutiny Committees to undertake work and pursue their agreed work programmes.

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<sup>2</sup> Centre for Public Scrutiny Practice Guide 7

3.3 At the same time Officers have been working on a specific Scrutiny page for the intranet, on which it is intended to post the work programmes for the Scrutiny Committees, a copy of the pro-forma for requests, and other help and guidance. The aim is that all Members whether part of Scrutiny or not, can remain aware of what is being undertaken, and what will be undertaken. This is being tested before being released to Members.

- 3.4 Members now have a variety of ways to raise matters for Scrutiny:
- As a referral to Scrutiny as the answer to a Question from Members at Council
  - Through a Motion on Notice by a Member to Council.
  - Referenced from a Cabinet Member – having been raised as an issue by a Member.
  - Request for inclusion on a Scrutiny Agenda (following the pro-forma to specify the matter).  
 Putting forward items as a committee member when the work programme is being considered  
 The Leaders of the Opposition Groups can suggest items as part of their regular Agenda item on the Scrutiny Chairs Meetings, bringing forward suggestions on behalf of their Group Members
  - The Intranet Page (when active) will allow a virtual referral by a Member.

3.5 The work programme for the Performance Management Scrutiny Committee is structured around topics relating to how the Council is changing, as well as more regular items that help us to understand the impact of the change and whether the required and planned change is being achieved. These latter topics may identify future items for inclusion in the Work Programme of this or the other Scrutiny Committees.

<b>Change Topics</b>	<b>Regular items</b>
Public Service Network	Quarterly Performance Management Report
Mobile and Flexible working	Financial Strategy and the Integrated Business Plan: <ul style="list-style-type: none"> <li>• October 2014 - 6 month view of progress</li> <li>• December 2014/January 2015 – updates for 2014/15</li> </ul>
End to end review of how the Council uses information	



<u>Committee and Date</u>	<u>Item</u>
Cabinet 4 June 2014	<b>15</b>
Audit Committee 26 June 2014	
Council 17 July 2014	
	Public

## REVENUE OUTTURN 2013/14

**Responsible Officer** James Walton

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### 1. Summary

1.1 This report provides details of the revenue outturn position for Shropshire Council for 2013/14 and provides a summary of:

- The revenue outturn for each service area with a commentary on the main variations and an outline of how the position has changed since Period 11.
- The movements in the Council's general balance.
- The Council's reserves and provisions.

1.2 The Council's financial position for 2013/14 has improved by £0.978m when compared to projections made at Period 11 resulting in a net underspend of £0.390m.

### 2. Recommendations

2.1 Members are asked to:

- A. Note that the Outturn for the Revenue Budget for 2013/14 is an underspend of £0.390m, this represents 0.06% of the original gross budget of £639m.
- B. Note that the level of general balance stands at £14.497m, which is above the anticipated level included within the Financial Strategy.
- C. Note that the level of school balances stand at £5.855m (2012/13 £4.953m).
- D. Note that the Outturn for the Housing Revenue Account for 2013/14 is an underspend of £1.426m and the level of the Housing Revenue Account reserve stands at £2.542m (2012/13 £1.041m).

## REPORT

### 3. Risk Assessment and Opportunities Appraisal

3.1 Details of the potential risks affecting the balances and financial health of the Council are detailed within the report. Each variation from budget is also RAG rated to confirm the level of risk to the Council's balances.

### 4. Financial Implications

4.1 This report is based on the financial outturn of the Council's budget for 2013/14 and therefore considers the effect that the underspend has on the Council's balances.

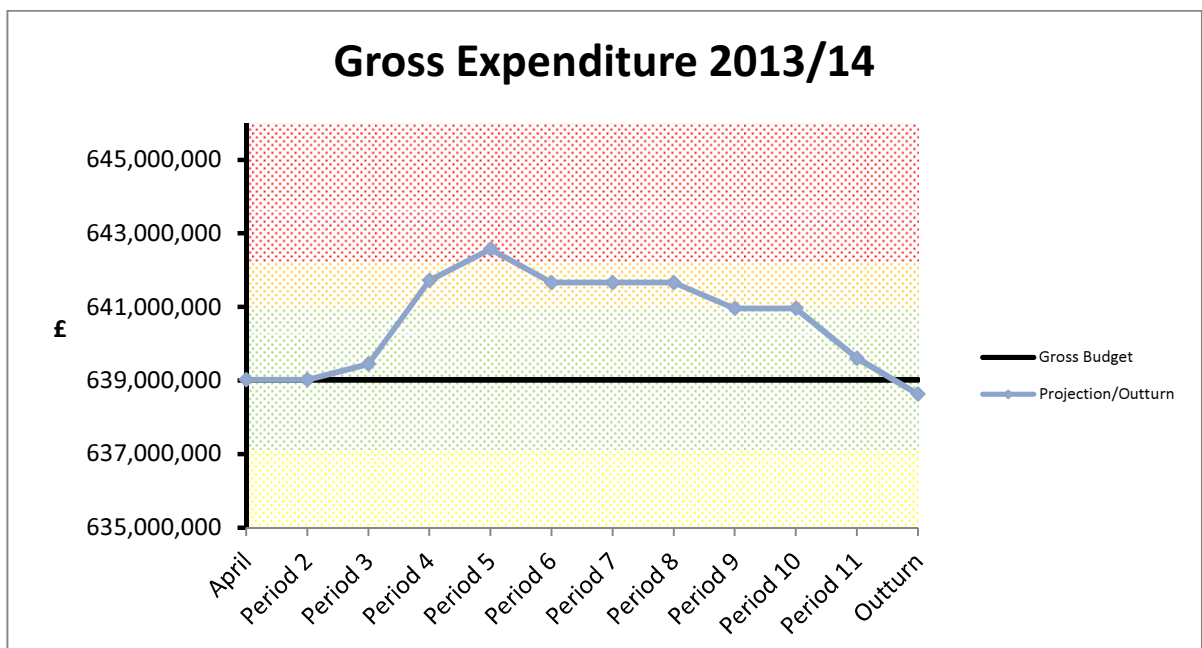
### 5. Background

5.1 Cabinet has received monthly monitoring reports on the revenue budget during the course of the year. This has meant that Service Areas have identified problem areas as they have arisen and management have been able to take the action necessary to deal with the issues arising.

### 6. Overall Position

6.1 The final outturn for 2013/14 shows overall net revenue expenditure of £231.142m and an underspend of £0.390m. The overall position for Service areas and Schools' balances is detailed below:

	<b>£000</b>
Original Budget	231,532
Outturn for 2013/14	231,142
<b>Underspend for 2013/14</b>	<b>(390)</b>



- 6.2 The underspend of £0.390m for 2013/14 is presented below by Service Area (shaded column). End of year entries include items of non-controllable spend (e.g. depreciation) that are not included within service projections throughout the year. To enable comparison with previous monitoring reports, the non-controllable element of spend has been separately identified within this report where relevant. This allows a direct comparison to be made between controllable spend at year end, and projections made throughout the year.

**Table 1: 2013/14 Budget Variations Analysed by Service Area (£'000)**

Service Area	Revised Budget	Outturn	(Under) / Overspend	Non - Controllable (Under)/Overspend	RAGBY	Controllable (Under)/Over spend
	£'000	£'000	£'000	£'000		£'000
Commissioning	94,862	96,142	1,280	2,153	Y	(873)
Adults Services	69,355	72,190	2,835	(1,179)	R	4,014
Children's Services	60,709	59,493	(1,216)	(632)	Y	(584)
Public Health	1,545	1,214	(331)	(57)	Y	(274)
Resources & Support	5,061	2,103	(2,958)	(285)	Y	(2,673)
<b>TOTAL</b>	<b>231,532</b>	<b>231,142</b>	<b>(390)</b>	<b>0</b>		<b>(390)</b>

- 6.3. The outturn position has improved by £0.978m since Period 11 as a result of further underspends achieved within Resources & Support. The housing benefit overpayments original anticipated to be over the lower threshold, was kept below the threshold and so this cost pressure was not realised. Additional income and further savings within Resources & Support budgets also delivered further savings. Further analysis of the variations to budgets for all service areas is provided within Appendix 1.

## 7. General Fund Balance

- 7.1 The effect on the Council's Reserves is detailed below. The Council's policy on balances is to have a general fund balance (excluding schools balances) of between ½% and 2% of the gross revenue budget. For 2013/14 the minimum balance required is £3.27m. The general fund balance as at 31<sup>st</sup> March 2014 is shown in Table 2 below:

**Table 2: General Fund Balance As At 31<sup>st</sup> March 2014 (£'000)**

General Fund Balances as at 1 April 2013	6,820
Budgeted contribution to General Fund Balance	5,909
Repayment of Overspend (County Training Yr3)	418
Repayment of Redundancies provided for in 2012/13	3
Release of earmarked reserves	864
Over-recovery of Insurance costs	68
Release of surplus grant balances	25
2013/14 Revenue Outturn	390
<b>General Fund Balance at 31 March 2014</b>	<b>14,497</b>

- 7.2 The General Fund Balance at 31 March is above the level anticipated within the Financial Strategy, however it still lies below the risk based target for 2013/14 which stands at £15.547m.
- 7.3 The council's policy is to hold general fund balances of between ½ and 2% of the gross revenue budget, however the balance of £14.497m now falls above this policy level. This is considered appropriate given the significant increase in the risk based general fund calculation for 2014/15 to £18.513m (as agreed by Council in February 2014) and the significant level of savings required in the budget strategy for 2014/15. The expectation is that the level of general fund balance will be brought in line with the risk based calculation over years 2 and 3 of the Council's Medium Term Financial Plan, on the basis that all savings targets are achieved. Unlike year 1, the risk based calculations in years 2 and 3 are in line with the Council's policy to hold between 0.5% and 2% of gross revenue budget.

## 8. School Balances

- 8.1 The movement in schools' balances is as follows:

	2012/13 £000	2013/14 £000	Increase/ (Decrease) £000
<b>Schools:</b>			
- Revenue Balances	2,789	3,927	1,138
- Invested Balances	1,630	1,550	(80)
- Extended Schools Grant Balance	534	378	(156)
<b>Total</b>	<b>4,953</b>	<b>5,855</b>	<b>902</b>

- 8.2 Schools' balances have to be ringfenced for use by schools and schools have the right to spend those balances at their discretion. The Council does employ a policy of clawback for school balances where the balance is greater than 8% of the schools' funding for primary and special schools, and 5% for secondary schools. It has not been necessary to clawback any balances in 2013/14. Of the 152 schools, 129 schools have surplus balances, 14 have deficit balances, and 9 have zero balances due to the school converting to Academy or Free status.
- 8.3 The Extended Schools Grant allocations for schools are paid over during 2013/14, however as the balance will not be fully committed until the end of the school academic year, these balances have been ringfenced to each individual school within School Balances.
- 8.4 Following consultation with the school's forum and head teachers, the school balances have been used to purchase IT equipment for schools, the cost of this equipment is then recharged to schools over the life of that equipment, effectively operating as an internal leasing arrangement. At the end of 2013/14 £214,960 of the £5,855,000 was being used in this way.
- 8.5 School balances have also been used to fund carbon efficiency measures within schools. At the end of 2013/14, £117,336 of the £5,855,000 was used for this purpose.

## 9. Housing Revenue Account (Appendix 2)

- 9.1 The Housing Revenue Account (HRA) outturn for 2013/14 shows an underspend of £1.426m against gross turnover (8.6%) which has mainly arisen due to increased rent income from faster turnaround on voids, reduction in corporate recharges to the HRA and less revenue contributions to capital due to slippage in the capital programme.
- 9.2 The underspend takes the closing balance on the HRA Reserve to £2.542m which represents a contingency of £618 per home.

## 10. Reserves and Provisions (Appendix 4)

- 10.1 The Council has created a number of specific reserves and provisions to provide for known or anticipated future liabilities and to assist in protecting essential services. Earmarked reserves are balances held for specific items that will occur in the future. Provisions are held to meet expenses that will occur as a result of past events and where a reliable estimate can be made of the obligation.
- 10.2 The overall position for reserves and provisions is set out in the Statement of Accounts 2013/14, an extract from the Statement of Accounts is contained at Appendix 4, with an explanation of each reserve and provision. These figures may be subject to change before the Council's final Statement of Accounts is produced. The change in revenue reserves and provisions is as follows:

<b>Balance of Reserves and Provisions</b>	<b>£000</b>
As at 31 March 2013	62,547
As at 31 March 2014	51,955
<b>Increase/(Decrease)</b>	<b>(10,592)</b>

### **List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

Revenue & Capital Budget 2013/14

Financial Rules

Revenue Monitoring Report – Period 3 2013/14

Revenue Monitoring Report – Period 4 2013/14

Revenue Monitoring Report – Period 5 2013/14

Revenue Monitoring Report – Period 6 2013/14

Revenue Monitoring Report – Period 9 2013/14

Revenue Monitoring Report – Period 10 2013/14

Revenue Monitoring Report – Period 11 2013/14

### **Cabinet Member**

All

**Local Member**

All

**Appendices**

App 1 – Service Area Outturn and Actions

App 2 – Housing Revenue Account 2013/14

App 3 – Amendments to Original Budget

App 4 – Reserves and Provisions



**Service Area Outturn and Actions 2013/14****Summary**

	Full year					RAGBY
	Budget	Outturn	Total Variation	Non Controllable Variation	Controllable Variation	
	£	£	£	£	£	
Commissioning	94,861,750	96,141,934	1,280,184	2,152,606	(872,422)	Y
Adult Services	69,355,320	72,190,422	2,835,102	(1,178,417)	4,013,519	R
Children Services	60,709,300	59,493,020	(1,216,280)	(631,838)	(584,442)	Y
Public Health	1,544,970	1,213,964	(331,006)	(57,063)	(273,943)	Y
Resources & Support	5,060,850	2,102,894	(2,957,956)	(285,288)	(2,672,668)	Y
Total	231,532,190	231,142,234	(389,956)	0	(389,956)	

**Detail**

<b>COMMISSIONING</b>	Full year					<b>RAGBY</b>
	Budget	Outturn	Total Variation	Non Controllable Variation	Controllable Variation	
	£	£	£	£	£	
<b>Total</b>	<b>94,861,750</b>	<b>96,141,934</b>	<b>1,280,184</b>	<b>2,152,606</b>	<b>(872,422)</b>	

<b>Director of Commissioning</b>	690,250	707,851	17,601	(6,210)	23,812	<b>G</b>
Includes £0.025m one-off grant payment not budgeted for within Commissioning.						
<b>Director of Commissioning Total</b>	<b>690,250</b>	<b>707,851</b>	<b>17,601</b>	<b>(6,210)</b>	<b>23,812</b>	

<b>Local Commissioning</b>	508,620	508,060	(560)	(15,040)	14,480	<b>G</b>
Minor variation projected from budget as at outturn.						
<b>Local Commissioning Total</b>	<b>508,620</b>	<b>508,060</b>	<b>(560)</b>	<b>(15,040)</b>	<b>14,480</b>	

<b>Area Commissioner North – Positive Activities</b>	1,195,400	1,254,141	58,741	34,276	24,465	<b>G</b>
In Activities for Young People there has been a projected overspend on premises costs and redundancy costs not budgeted for.						
<b>Area Commissioner North – Community Action</b>	1,593,060	1,475,645	(117,415)	(36,781)	(80,634)	<b>Y</b>
Vacancy management savings incurred in Community Working and in Broadplaces, and savings on supplies and services within Community Working. Also includes savings within the local joint committee budgets.						

**Service Area Outturn and Actions 2013/14**

COMMISSIONING	Full year					RAGBY
	Budget	Outturn	Total Variation	Non Controllable Variation	Controllable Variation	
	£	£	£	£	£	
<b>Area Commissioner North - Libraries</b>	4,169,010	3,921,133	(247,877)	(171,794)	(76,083)	<b>Y</b>
Underspends on supplies and services, transport and employee costs at most libraries, together with the freezing of the budget and centrally held IT and equipment budgets has resulted in Libraries' in year savings target being met.						
<b>Area Commissioner North - Markets</b>	121,010	100,141	(20,869)	(53,538)	32,669	<b>G</b>
Staff costs and various premises related costs exceeding service budgets. Significant one-off repairs and maintenance costs incurred this year.						
<b>Area Commissioner North - Waste</b>	26,610,020	26,312,668	(297,352)	42,395	(339,747)	<b>Y</b>
The provision set aside for the year end contract reconciliation payment has reduced further at outturn, in line with Veolia's forecast of the annual reconciliation payment due.						
<b>Area Commissioner North</b>	247,950	238,514	(9,436)	(8,420)	(1,016)	<b>Y</b>
Minor variation from budget as at outturn.						
<b>Area Commissioner North Total</b>	<b>33,936,450</b>	<b>33,302,241</b>	<b>(634,209)</b>	<b>(193,862)</b>	<b>(440,348)</b>	<b>Y</b>
<b>Area Commissioner South – Environmental Maintenance</b>	25,341,350	28,557,181	3,215,831	917,553	2,298,278	<b>R</b>
The cleansing exercise of Shropshire Council's 'Confirm' system and reconciliation with 'Ringway' systems has resulted in a number of payments in 2013/14 which relate to previous years. The overspend position therefore includes £1m as a consequence of reconciling jobs between IT systems and clearing the backlog of payments. In addition, there are a number of transactions that were originally coded to capital. The review of expenditure has now been completed and a total of £2.435m has been charged to revenue. This has been partially funded by releasing a revenue contribution to capital of £0.900m and the winter maintenance budget is projected to absorb £0.829m of these costs, leaving a potential overspend pressure of £0.706m. Costs of the recent storm damage have been incurred in this financial year to the value of £0.5m.						
<b>Area Commissioner South – Highways &amp; Transport</b>	6,070,930	5,492,536	(578,394)	(154,086)	(424,308)	<b>Y</b>
Reduced costs on 'Transport Initiatives' (Local Public Transport and Concessionary Transport) and additional income from road closures.						
<b>Area Commissioner South – Passenger Transport</b>	659,160	600,552	(58,608)	(58,608)	0	<b>G</b>
No variation from budget as at outturn.						
<b>Area Commissioner South – Arts</b>	267,370	257,883	(9,487)	(8,046)	(1,441)	<b>Y</b>
Minor variation from budget as at outturn.						
<b>Area Commissioner South – Sports</b>	356,400	318,072	(38,328)	(31,959)	(6,369)	<b>Y</b>
Minor variation from budget as at outturn.						
<b>Area Commissioner South – Leisure</b>	4,482,570	3,763,125	(719,445)	(408,728)	(310,717)	<b>Y</b>
Underspends have been realised against repairs and maintenance, grounds maintenance and furniture and equipment budgets across the facilities portfolio this year due to the spending freeze as well as savings on rates bills for joint use facilities.						
<b>Area Commissioner South</b>	364,160	352,291	(11,869)	(9,711)	(2,157)	<b>Y</b>
Minor variation from budget as at outturn.						
<b>Area Commissioner South Total</b>	<b>37,541,940</b>	<b>39,341,641</b>	<b>1,799,701</b>	<b>246,415</b>	<b>1,553,286</b>	

Contact: James Walton, on 01743 25011

**Service Area Outturn and Actions 2013/14**

COMMISSIONING	Full year					RAGBY
	Budget	Outturn	Total Variation	Non Controllable Variation	Controllable Variation	
	£	£	£	£	£	

<b>Public Protection &amp; Enforcement - Healthier People and Communities</b>	1,623,620	1,459,295	(164,325)	(110,115)	(54,211)	<b>Y</b>
Savings resulting from restructure of service and VR savings. There has also been an increase in income from trader registration and animal health licenses plus additional spending freeze implementation.						
<b>Public Protection &amp; Enforcement - Healthier and Sustainable Environment</b>	1,149,510	950,860	(198,650)	(70,531)	(128,120)	<b>Y</b>
Savings resulting from restructure of service and VR savings. There has also been an increase in projected Penalty Charge Notice income plus additional spending freeze implementation.						
<b>Public Protection &amp; Enforcement - Safer and Stronger Communities</b>	1,109,620	883,390	(226,230)	(80,351)	(145,878)	<b>Y</b>
Savings resulting from restructure of service and VR savings. Increase in taxi license income plus additional spending freeze implementation.						
<b>Public Protection &amp; Enforcement – Public Protection Management</b>	1,074,920	1,262,553	187,633	(42,884)	230,517	<b>R</b>
Managed overspend within supplies and services and meeting redundancy costs within the service in order to realise savings for 2014/15.						
<b>Public Protection &amp; Enforcement – Housing Health</b>	6,826,830	6,110,954	(715,876)	(26,182)	(689,694)	<b>Y</b>
Significant underspend generated from staffing budgets due to vacancies held open within a number of services and additional savings within the Homelessness budget..						
<b>Public Protection &amp; Enforcement Total</b>	<b>11,784,500</b>	<b>10,667,052</b>	<b>(1,117,448)</b>	<b>(330,063)</b>	<b>(787,385)</b>	<b>Y</b>

<b>Business Growth &amp; Prosperity - Enterprise &amp; Business</b>	1,048,560	1,465,049	416,489	598,327	(181,838)	<b>Y</b>
Planned vacancies within the service and reduced expenditure on development activities in order to mitigate additional costs and reduced income in 'Infrastructure and Growth' (please see below).						
<b>Business Growth &amp; Prosperity - Visitor Economy</b>	2,264,730	3,447,303	1,182,573	1,147,552	35,021	<b>G</b>
Small overspend pressure within property budgets including rates and utilities.						
<b>Business Growth &amp; Prosperity - Outdoor Recreation</b>	2,590,150	2,514,897	(75,253)	218,874	(294,127)	<b>Y</b>
Net staffing savings and release of grant income attributable to the service.						
<b>Business Growth &amp; Prosperity - Theatre Severn</b>	627,840	549,673	(78,167)	(60,620)	(17,548)	<b>Y</b>
Minor variation projected from budget as at outturn.						
<b>Business Growth &amp; Prosperity - Infrastructure &amp; Growth</b>	(24,640)	240,090	264,730	109,094	155,636	<b>R</b>
Combined effect of increased expenditure on Repair and Maintenance items and reduced income from lettings. This is mitigated by planned savings in 'Enterprise and Business' (please see above).						
<b>Business Growth &amp; Prosperity - Sustainability</b>	1,620,720	1,543,119	(77,601)	(48,877)	(28,724)	<b>Y</b>
This includes abortive capital costs of £0.089m partially offset by staff savings, reduced expenditure, spending freeze implementation and increased income and grant income.						

**Service Area Outturn and Actions 2013/14**

COMMISSIONING	Full year					RAGBY
	Budget	Outturn	Total Variation	Non Controllable Variation	Controllable Variation	
	£	£	£	£	£	
<b>Business Growth &amp; Prosperity - Development Management</b>	708,250	(372,172)	(1,080,422)	(218,597)	(861,825)	Y
Increased Planning Application fee income (increased activity).						
<b>Business Growth &amp; Prosperity – Planning Policy</b>	799,250	1,476,305	677,055	713,490	(36,436)	Y
Staffing savings generated.						
<b>Business Growth &amp; Prosperity - Management</b>	765,130	750,826	(14,304)	(7,879)	(6,425)	Y
Minor variation from budget as at outturn.						
<b>Business Growth &amp; Prosperity Total</b>	<b>10,399,990</b>	<b>11,615,088</b>	<b>1,215,098</b>	<b>2,451,365</b>	<b>(1,236,267)</b>	Y

ADULT SERVICES	Full year					RAGBY
	Budget	Outturn	Total Variation	Non Controllable Variation	Controllable Variation	
	£	£	£	£	£	
<b>Total</b>	<b>69,355,320</b>	<b>72,190,422</b>	<b>2,835,102</b>	<b>(1,178,417)</b>	<b>4,013,519</b>	

<b>Social Care Operations</b>	53,554,310	56,313,994	2,759,684	(386,590)	3,146,274	R
The purchasing pressures identified during the year came out less than anticipated at outturn and so generated an underspend compared to the position reported at Period 11.						
<b>Social Care Efficiency &amp; Approval</b>	13,946,800	13,866,709	(80,091)	(742,176)	662,085	R
Income received has been lower than originally anticipated at outturn as confirmation of funding sources and grants was determined. This has had an adverse impact within provider services.						
<b>Adult Services Management</b>	1,854,210	2,009,719	155,509	(49,651)	205,160	R
Overspend on staffing budgets and costs of legal advice relating to the judicial review						

**Service Area Outturn and Actions 2013/14**

CHILDREN'S SERVICES	Full year					RAGBY
	Budget	Outturn	Total Variation	Non Controllable Variation	Controllable Variation	
	£	£	£	£	£	
<b>Total</b>	<b>60,709,300</b>	<b>59,493,020</b>	<b>(1,216,280)</b>	<b>(631,838)</b>	<b>(584,442)</b>	

<b>Learning &amp; Skills</b>	33,865,490	32,891,766	(973,724)	(234,207)	(739,517)	<b>Y</b>
Further transport recharges were processed in period 12 which reduced the available savings to £0.35m. Other savings have been realised due to the spending freeze, vacancy management and voluntary redundancy savings of £0.4m.						
<b>Children's Safeguarding</b>	26,843,810	26,601,254	(242,556)	(397,631)	155,075	<b>Y</b>
Overspend of £2.6m mainly in relation to placement costs is being offset by the allocation of Early Intervention Grant carry forward of £1.5m, £0.215m Youth Offending Service reserve, £0.5m Adoption Reform Grant and spending freeze implementation savings. Additional grant income has been applied where possible to reduce the budget pressure.						

PUBLIC HEALTH	Full year					RAGBY
	Budget	Outturn	Total Variation	Non Controllable Variation	Controllable Variation	
	£	£	£	£	£	
<b>Total</b>	<b>1,544,970</b>	<b>1,213,964</b>	<b>(331,006)</b>	<b>(57,063)</b>	<b>(273,943)</b>	

<b>Public Health</b>	1,544,970	1,213,964	(331,006)	(57,063)	(273,943)	<b>Y</b>
Savings have been realised within Public Health due to rephasing of the delivery of public health projects. Savings have also been identified from services not within the ring-fenced grant funding including; Emergency planning, with in year efficiencies of £0.054m; Registrars with increased registration fees contributing to £0.095m underspend; and Coroners making efficiencies within salaries and expenses contributing to a £0.063m underspend.						

**Service Area Outturn and Actions 2013/14**

RESOURCES & SUPPORT	Full year					RAGBY
	Budget	Outturn	Total Variation	Non Controllable Variation	Controllable Variation	
	£	£	£	£	£	
<b>Total</b>	<b>5,060,850</b>	<b>2,102,894</b>	<b>(2,957,956)</b>	<b>(285,288)</b>	<b>(2,672,668)</b>	

<b>Commercial Services</b>	3,076,950	4,582,029	1,505,079	734,179	770,900	<b>R</b>
Property Services had a £0.45m savings target which they did not achieve. This was partially offset by voluntary redundancy savings of £0.289m in the service. Other overspends were realised on Shirehall running costs. A further pressure of £0.2m was incurred in relation to accommodation rationalisation which cannot be achieved in 2013/14. Following final capital works, income has reduced by £0.03m within Design and £0.15m on Surveyors. Savings have been identified on building maintenance costs.						
<b>Customer Involvement</b>	2,051,480	599,084	(1,452,396)	(6,719)	(1,445,677)	<b>Y</b>
The underspend within Customer Involvement has arisen primarily within Benefits, where there was an underspend on the subsidy return and benefit overpayments remained within the Government thresholds and so the service had a further underspend at outturn. Also discretionary relief on Non Domestic Rates is now a collection fund cost rather than a charge to the general fund, therefore a saving has been realised within Customer Involvement of £0.341m. Savings have been realised on staffing in Customer Care of £0.198m (unfilled vacancies and VR), Business Design of £0.041m, Communications of £0.018m and £0.043m from the Web Team due to the VR programme. Other small savings across all teams on general items such as travel and equipment Overspend on Print Unit reduced due to service restructure which was £0.179m. There is an overspend within IT due to the agreement to provide funding for one year to offset the costs of the schools broadband service (£0.25m), additional spend on Microsoft licences (£0.189m) Citrix Renewal (£0.07m) and VMWare (£0.069m).						
<b>Finance, Governance &amp; Assurance</b>	2,174,520	1,276,634	(897,886)	(169,668)	(728,218)	<b>Y</b>
Staffing and voluntary redundancy savings of £0.433m have been delivered across Finance, Procurement, Audit and the PA Team. Staff transferred from Customer Involvement had not previously been projected within this service and show an additional spend of £0.1m in Finance, Governance and Assurance and an equivalent saving in Customer Involvement. Additional income has been received over that projected for recovery of costs in Revenues.						
<b>Human Resources &amp; Development</b>	(23,380)	(249,380)	(226,000)	(12,144)	(213,856)	<b>Y</b>
Staffing savings have been achieved which includes those from the voluntary redundancy programme and a restructure of HR services. Spending freeze implementation has delivered additional saving from across all the budgets. Schools income is less than expected due to reduced buyback of services, but this has been offset by additional savings in corporate training, postage costs, and additional voluntary redundancies.						
<b>Legal, Democratic &amp; Strategy</b>	1,794,610	1,067,974	(726,636)	(39,155)	(687,481)	<b>Y</b>
Staffing savings including those from the voluntary redundancy programme, have delivered savings of £0.125m against the budget. Elections have also generated savings against the budget (£0.33m). The spending freeze delivered additional savings from across all the budgets in Legal, Democratic & Strategy. Additional income (£0.049m) has been received within the services due to employee secondments. These underspends were offset by an overspend in Legal Services relating to legal disbursements of £0.146m.						
<b>Strategic Management Board</b>	0	(58,874)	(58,874)	1,737	(60,611)	<b>Y</b>
Following reallocation of budgets and staffing, savings have been identified on salary costs.						
<b>Corporate Budgets</b>	(4,013,330)	(5,114,573)	(1,101,243)	(793,518)	(307,725)	<b>Y</b>
Savings relate to the corporate budgets set aside for transformation and increased savings from Treasury Management.						

**2013/14 Housing Revenue Account**

<b>Outturn (pre Audit)</b>	<b>Budget £</b>	<b>Outturn £</b>	<b>Variance Adverse/ (Favourable) £</b>
<u>Income</u>			
Dwellings Rent	(16,120,490)	(16,653,021)	(532,531)
Garage Rent	(195,600)	(184,189)	11,411
Other Rent	(60,380)	(52,238)	8,142
Charges for Services	(115,250)	(167,186)	(51,936)
Other Income	(58,160)	(170,886)	(112,726)
<b>Total Income</b>	<b>(16,549,880)</b>	<b>(17,227,519)</b>	<b>(677,639)</b>
<u>Expenditure</u>			
ALMO Management Fee	7,172,300	7,172,300	0
Supplies and Services	198,350	879,807	681,457
Capital Charges - Dwelling Depreciation	4,171,900	4,171,900	0
Capital Charges - Depreciation Other	69,810	43,030	(26,780)
Capital Charges - Cost of Capital	4,079,290	3,240,840	(838,450)
Increase in Bad Debt Provision	200,000	70,000	(130,000)
Corporate & Democratic Core	603,120 #	178,250	(424,870)
<b>Total Expenditure</b>	<b>16,494,770</b>	<b>15,756,126</b>	<b>(738,644)</b>
<b>Net Cost of Services</b>	<b>(55,110)</b>	<b>(1,471,393)</b>	<b>(1,416,283)</b>
PWLB Premium amortised	560	560	0
Interest on Balances	(20,000)	(29,678)	(9,678)
<b>Net Operating Expenditure</b>	<b>(74,550)</b>	<b>(1,500,511)</b>	<b>(1,425,961)</b>
<b>Net Cost of Service</b>	<b>(74,550)</b>	<b>(1,500,511)</b>	<b>(1,425,961)</b>
<u>HRA Reserve</u>			
B/fwd 1 April	1,041,350	1,041,350	
Surplus/(Deficit) for year	74,550	1,500,511	
Carried Forward 31 March	1,115,900	2,541,863	

# Central Recharge Budget re-allocated to Operational Areas except Corporate Democratic Charge.

**Amendments to Original Budget 2013/14**

	<b>Total £'000</b>	<b>Commiss ioning £'000</b>	<b>Adult Services £'000</b>	<b>Childrens Services £'000</b>	<b>Public Health £'000</b>	<b>Resources &amp; Support £'000</b>
Original Budget as agreed by Council	<b>231,532</b>	97,626	63,278	61,933	427	8,268
<u>Period 3</u>						
In Year Savings	<b>0</b>	(2,336)	5,777	(556)	(10)	(2,875)
<u>Period 4</u>						
Minor budget variations	<b>0</b>	2	0	(10)	0	8
<u>Period 5</u>						
Minor budget variations including structure changes	<b>0</b>	107	330	(302)	(11)	(123)
<u>Period 6</u>						
Structure Change	<b>0</b>	240	0	0	0	(240)
<u>Period 9</u>						
Structure Change	<b>0</b>	150	0	0	0	(150)
<u>Period 10</u>						
No changes	<b>0</b>	0	0	0	0	0
<u>Period 11</u>						
Structure Change	<b>0</b>	(145)	99	120	869	(943)
<u>Period 12</u>						
Internal Market Virements	<b>0</b>	(640)	(141)	(365)	270	876
Structure Changes	<b>0</b>	115	342	(413)	(11)	(33)
<b>Revised Budget</b>	<b>231,532</b>	<b>94,862</b>	<b>69,355</b>	<b>60,709</b>	<b>1,545</b>	<b>5,061</b>



**Reserves and Provision 2013/14**

	<b>Purpose of Balance</b>	<b>Balance Brought Forward (£'000)</b>	<b>Expenditure in 2013/14 (£'000)</b>	<b>Income in 2013/14 (£'000)</b>	<b>Balance Carried Forward (£'000)</b>
<b>Reserves</b>					
Council Elections	Was established to meet the periodic cost of Council Elections which take place every four years, however this is now built into the budget strategy so no need to hold this reserve.	43	(43)	0	0
Economic Development Workshops Major Maintenance	Established to meet the costs of major maintenance of Economic Development Workshops.	280	0	111	391
Education – Staff Sickness Insurance	Schools' self help insurance for staff sickness with premiums met from delegated budgets.	568	(481)	2	89
Education – Theft Insurance	Schools' self help insurance scheme to cover equipment damage and losses.	183	(100)	4	87
Fire Liability	Required to meet the cost of excesses on all council properties.	1,857	0	30	1,887
Landfill Allowance Trading Scheme	Set up to recognise the notional surplus generated because the council's liability for waste disposal tonnage since 2005/06 has been less than the allowances allocated by DEFRA. This scheme no longer operates and so the reserve has been closed in 2013/14.	0	0	0	0
Legal Disbursements	Required to meet extraordinary legal costs incurred by service directorates over and above budgets.	50	(50)	0	0
Local Joint Committees	Was used to carry forward any balance of funding remaining within Local Joint Committees in each financial year. This was the final year of LJC grants, therefore this reserve is not required anymore.	209	(209)	0	0
Major Planning Inquiries	Required to meet the one-off costs of major planning inquiries, and is a corporate reserve.	482	(70)	150	562
Major Repairs Reserve	Required to meet the costs of major repairs to be undertaken on the Council's housing stock.	1,402	(2,599)	4,920	3,723
Motor Insurance	An internally operated self-insurance reserve to meet costs not covered by the Council's Motor Insurance Policy.	727	(1)	65	791
New Homes Bonus	Established from unapplied New Homes Bonus Grant balances.	4,435	(1,009)	0	3,426
People Services	Reserve established to safeguard the council against pressures within Assessment & Eligibility and external children's placements given the service areas volatility.	107	(107)	0	0
PFI Buildings Equipment Replacement	Established in 2007/08 to fund replacement equipment in PFI buildings. This relates to items of equipment not covered by the PFI contract, that the council are responsible for maintaining.	12	(7)	0	5

**Reserves and Provision 2013/14**

	<b>Purpose of Balance</b>	<b>Balance Brought Forward (£'000)</b>	<b>Expenditure in 2013/14 (£'000)</b>	<b>Income in 2013/14 (£'000)</b>	<b>Balance Carried Forward (£'000)</b>
Public Health Reserve	This reserve includes balances committed to specific public health projects.	793	(178)	615	1,230
Redundancy	Required to meet one-off costs arising from approved staffing reductions, allowing the full approved savings in salaries or wages to reach the revenue account.	465	(11,429)	23,902	12,938
Resources Efficiency	Established for investment in new developments, particularly information technology, that service area would not be expected to meet from their internal service level agreements for support services.	834	(314)	81	601
Revenue Commitments for Future Capital Expenditure	Comprises of underspends against budgeted revenue contributions available for capital schemes. The underspends have arisen due to slippage in capital schemes or because other funding streams were utilised during the year so as to maximise time limited grants.	2,211	(1,719)	53	545
Revenue Commitments from Unringfenced Revenue Grants	Established from unapplied unringfenced Grant balances. Commitments have been made against these balances in 2014/15.	3,394	(2,192)	1,684	2,886
Schools Building Maintenance Insurance	The schools building maintenance insurance scheme is a service provided by Property Services for schools. In return for an annual sum all structural repairs and maintenance responsibilities previously identified as the "authority's responsibility" are carried out at no additional charge to the school.	1,323	(221)	342	1,444
Severe Weather	Required to meet unbudgeted costs arising from the damage caused by severe weather. The policy of the Council is to budget for an average year's expenditure in the revenue accounts and transfer any underspend to the reserve or fund any overspend from the reserve. Includes additional grant received for recent storm damage.	710	0	2,129	2,839
Shire Catering and Cleaning Efficiency	Built up from trading surpluses to invest in new initiatives, to meet exceptional unbudgeted costs or cover any trading deficits.	143	(12)	0	131
Shropshire Waste Partnership (Smoothing)	The PFI smoothing reserve reflects the budgeted contributions in the early years of the Waste PFI contract that will be used to smooth the step up in the Unitary This increase has now been included within the 2014/15 budget strategy to cover the annual increase therefore the bulk of this reserve has been released in 2013/14.	20,258	(20,828)	1,193	623
Theatre Severn R&M	Established from underspends within culture and leisure, the reserve is earmarked towards future capital and revenue	29	0	0	29

**Reserves and Provision 2013/14**

	<b>Purpose of Balance</b>	<b>Balance Brought Forward (£'000)</b>	<b>Expenditure in 2013/14 (£'000)</b>	<b>Income in 2013/14 (£'000)</b>	<b>Balance Carried Forward (£'000)</b>
	expenditure on repairs, maintenance and replacement of essential equipment at the Theatre.				
TMO Vehicle Replacement	Set up to meet the costs of replacement vehicles by the Integrated Transport Unit.	2,012	(1,170)	198	1,040
Transformation	Required to fund invest to save projects in order to deliver the service transformation programme.	1,867	(7)	1,455	3,315
<b>Total Reserves</b>		<b>44,394</b>	<b>(42,746)</b>	<b>37,192</b>	<b>38,840</b>
<b>Provisions</b>					
Liability Insurance	Provision to meet the estimated actuarial valuation of claims for public liability and employers' liability	3,926	(585)	0	3,341
Accumulated Absences Account	Provision to cover potential future payments of employee benefits not taken as at the end of the year. This is required under IFRS accounting regulations.	4,467	(4,467)	3,217	3,217
General Fund Bad Debts	Held for potential write offs of debtor balances for General Fund Services including Housing Benefits.	3,450	(303)	1,122	4,269
HRA Bad Debts	Held for potential write offs of debtor balances for Housing Revenue Account rents and other debtor balances.	443	(51)	0	392
Redundancy Provision	Provides for redundancy costs that the Council is committed to from issuing redundancy notices prior to 31 <sup>st</sup> March 2014.	165	(165)	947	947
CRC Provision	This provides for the council's liability in relation to the Carbon Reduction Commitment for carbon emissions from the Council's properties.	324	(324)	320	320
Highways Provision	Provided for potential outstanding claims against the Highways budget. The liability no longer exists and so the provision has been released in 2013/14.	130	(130)	0	0
Tenancy Deposit Clawbacks	This represents deposits held for the economic development workshops that may be repaid at some point in the future.	62	(3)	11	70
Streetscene Provision	This was created for a potential contract payment in Streetscene and has been committed in 2013/14.	865	(865)	0	0
Other Provisions	Includes a number of small provisions including S106 Accrued Interest and Profit share agreements.	573	(109)	95	559
<b>Total Provisions</b>		<b>14,405</b>	<b>(7,002)</b>	<b>5,712</b>	<b>13,115</b>

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## Committee and Date

Cabinet  
4 June 2014

Audit Committee  
26 June 2014

Council  
17 July 2014

## Item

# 16

Public

## **CAPITAL OUTTURN REPORT – 2013/14**

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Tel: (01743) 255011

### **1. Summary**

1.1 The purpose of this report is to inform Members of the final outturn position for the Council's 2013/14 capital programme and the current position regarding the 2014/15 to 2016/17 capital programme taking into account the slippage following the closure of the 2013/14 programme, and any budget increases/decreases for 2014/15 and future years. The report reflects:

- § The re-profiled 2013/14 budget of £47.4m and the future years capital programme budget;
- § The outturn capital expenditure of £40.7m, representing 85.9% of the re-profiled budget for 2013/14;
- § An underspend of £6.7m, of which £6.56m has been slipped to 2014/15 and £115k of which is no longer required/available to the capital programme; and
- § The current funding of the programme and its future affordability.

### **2. Recommendations**

Members are asked to:

- A. Approve budget variations of £17,700 to the 2013/14 capital programme, detailed in Appendix 1/Table 1 and the re-profiled 2013/14 capital budget of £47.4m.
- B. Approve the re-profiled capital budgets of £71.4m for 2014/15, including slippage of £6.6m from 2013/14, £13.7m for 2015/16 and £5.3m for 2016/17 as detailed in Appendix 1/Table 4.
- C. Accept the outturn expenditure set out in appendix 1 of £40.7m, representing 85.9% of the revised capital budget for 2013/14.

- D. Approve the Highways & Transport programme of schemes for delivery in 2014/15 and delegate authority to the Area Commissioner South in consultation with the Portfolio Holder to approve any changes to the implementation plan of schemes for delivery in 2014/15, within the parameters of the outline capital programme.
- E. Approve the setting aside of capital receipt of £1.35m to replace the self-financed prudential borrowing previously applied to finance the Solar PV schemes. This will generate an ongoing revenue saving from 2014/15.
- F. Approve retaining a balance of capital receipts set aside of £13.25m as at 31st March 2014 to generate a Minimum Revenue Provision saving of £530,000 in 2014/15.

## **REPORT**

### **3. Risk Assessment and Opportunities Appraisal**

- 3.1 Risk assessments are undertaken as part of the evaluation of all capital bids.
- 3.2 Capital receipt levels and the timing of receipts are dependant on planning approvals and prevailing market conditions.
- 3.3 Environmental appraisals are carried out for individual schemes as appropriate.
- 3.4 Community consultations are carried out for individual schemes as appropriate.

### **4. Financial Implications**

- 4.1 This report considers the capital spend within the capital programme for 2013/14 and considers the impact that slippage within the programme will have on the financing of the capital programme in the future, including any future revenue implications.

### **5. Background**

- 5.1 The capital programme for 2013/14 and future years, was updated as part of the Capital Strategy 2013/14 to 2016/17 report, approved by Council 28 February 2013. This included updated allocations of capital grants and followed a review of internally financed schemes to re-prioritise schemes based on current priorities and to ensure the programme is affordable based on the projected level of capital resources available to the Council. The Council's capital programme is subject to regular review and an updated Capital Strategy 2014/15 to 2016/17 was approved by Council on 27 February 2014.

### **6. Original and latest proposed capital programme for 2013/14**

- 6.1 The capital budget for 2013/14 is subject to change, the largest element being slippage from 2012/13 and re-profiling into future years. In Period 12 there

has been a net budget decrease of £17,700, compared to the position reported at Period 11 2013/14. Table 1 summarises the overall movement, between that already approved, and changes for Period 12 that require approval.

**Table 1: Revised Capital Programme Period 11 2013/14**

Service Area	Agreed Capital Programme - Council 28/02/13	Slippage and budget changes approved to Period 11 13/14	Period 12 budget changes to be approved	Revised 2013/14 Capital Programme Period 12
<b>General Fund</b>				
Commissioning	46,668,987	(15,198,787)	(15,787)	31,454,413
Adult Services	1,531,768	(747,176)	-	784,592
Children's Services	12,139,904	(1,960,454)	-	10,179,450
Resources & Support	2,939,136	(1,967,933)	(1,913)	969,290
<b>Total General Fund</b>	<b>63,279,795</b>	<b>(19,874,350)</b>	<b>(17,700)</b>	<b>43,387,745</b>
<b>Housing Revenue Account</b>	<b>5,131,300</b>	<b>(1,135,423)</b>	<b>-</b>	<b>3,995,877</b>
<b>Total Approved Budget</b>	<b>68,411,095</b>	<b>(21,009,773)</b>	<b>(17,700)</b>	<b>47,383,622</b>

6.2 Full details of all budget changes are provided in Appendix One to this report, there have been no significant changes in Period 12.

## 7. Current Capital Programme and Forecast Outturn

7.1 The capital programme is reviewed on a regular basis to re-profile the budget to reflect the multi-year nature of capital schemes, whereby spend may slip into later years. However, it is possible that a level of underspend or overspend may be experienced against the revised capital budget at outturn. Outturn projections are incorporated into the capital monitor to enhance the monitoring information provided and allow the early identification where schemes are deviating from budget. Table 2 summarises the outturn position for 2013/14.

**Table 2: Capital Programme Outturn Position by Service area 2013/14**

Service Area	Revised Capital Programme – Outturn 2014/15	Actual Expenditure 31/03/14	Variance	Spend to Budget %
<b>General Fund</b>				
Commissioning	31,454,413	27,732,237	3,722,176	88.2%
Adult Services	784,592	483,647	300,945	61.6%
Children's Services	10,179,450	8,586,899	1,592,551	84.4%
Resources & Support	969,290	626,958	342,332	64.7%
<b>Total General Fund</b>	<b>43,387,745</b>	<b>37,429,741</b>	<b>5,958,004</b>	<b>86.3%</b>
<b>Housing Revenue Account</b>	<b>3,995,877</b>	<b>3,275,666</b>	<b>720,211</b>	<b>82.0%</b>
<b>Total</b>	<b>47,383,622</b>	<b>40,705,407</b>	<b>6,678,215</b>	<b>85.9%</b>

7.2 Total capital expenditure for 2013/14 was £40.7m, which equated to 85.9% of the re-profiled capital programme of £47.4m. £6.56m of the £6.7m

underspend has been slipped to 2014/15. The balance has been allocated to the depot redevelopment programme to replace self-financed prudential borrowing. Full details of expenditure variances at scheme level are in Appendix 1. A summary of significant variance by service area are provided below:

- 7.3 **Commissioning** – Total underspend against the Commissioning capital programme was £3.7m. The most significant area of underspend was £1.42m against Highways & Transport, this was due to the failure to deliver schemes scheduled for 2013/14. From the underspend, £1.3m has been slipped to 2014/15 for the delivery of schemes delayed from 2013/14 and £112k has been allocated against the depot redevelopment programme in place of self-financed prudential borrowing.

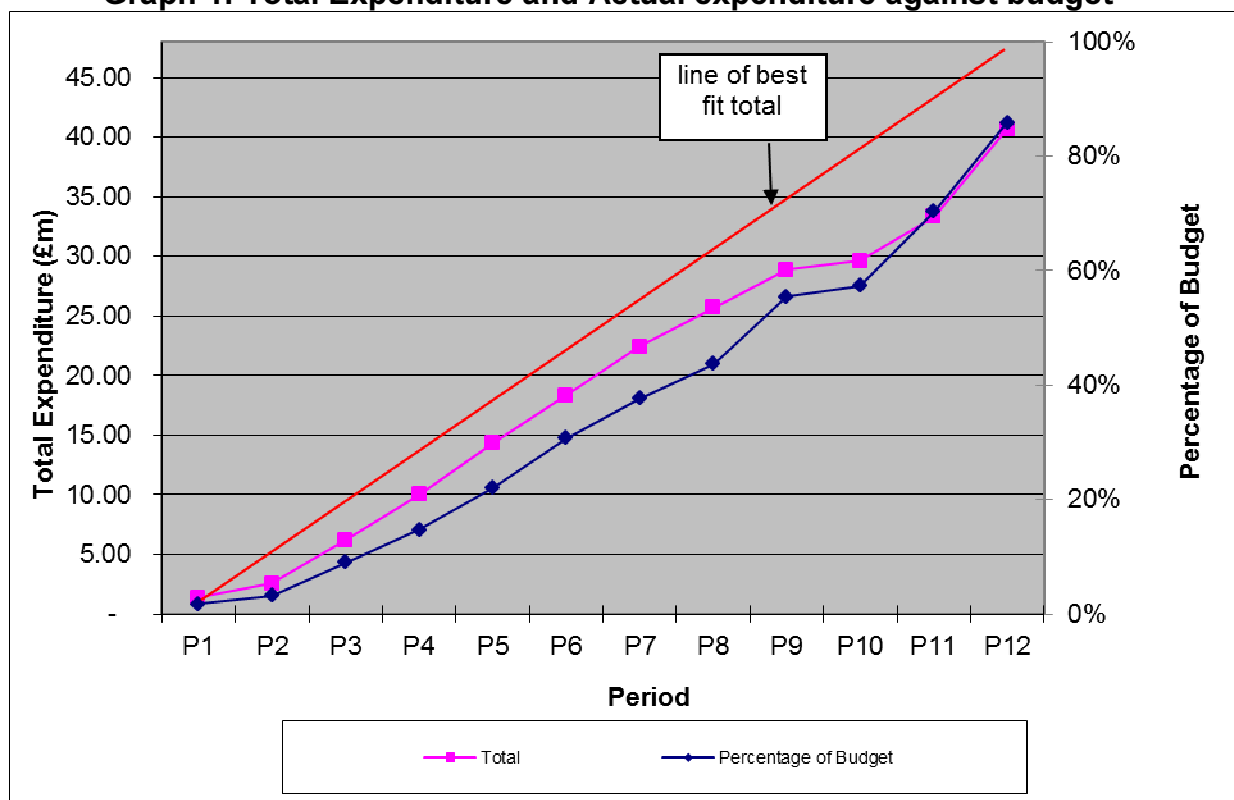
Other significant areas of underspend include £415k on Housing Health & Wellbeing grants, mainly on Disabled Facilities Grants. This is due to a backlog in cases being processed, delaying the drawdown of allocated funding. Under the Market Town Revitalisation Programme there has been an underspend of £453k across the programme against the deadline of 31/03/14 for bodies to drawdown grants. A decision will be taken in early 2014/15 financial year on how to reallocate these monies based on the position with existing projects and other pressures within the capital programme.

- 7.4 **Adult Services** – The total underspend against Adult Services was £331k, this was across all schemes in the programme and despite significant re-profiling earlier in the year.
- 7.5 **Children's Services** – The total underspend against the Children's Services capital programme was £1.6m. This was spread through-out the different areas of the programme, following delays in commissioning and delivery of schemes.
- 7.6 **Resources & Support** – The underspend against the Resources & Support capital programme was £340k, the main area of this was on the Gypsy Site schemes, where delays pushed completion into 2014/15.
- 7.7 **Housing Revenue Account** – The Housing Revenue Account underspent by £720k, this was across the various elements of the programme.

**8. Actual Expenditure to Date – *is the programme being delivered to plan?***

- 8.1 The outturn capital expenditure is £40.7m, which represents 85.9% of the revised outturn capital budget. Graph One below shows actual expenditure by Period and actual expenditure on the total capital programme by Period as a percentage of the total budget.



**Graph 1: Total Expenditure and Actual expenditure against budget**

## 9. Financing of the capital programme

9.1 Appendix 1 provides a full summary of the financing of the 2013/14 capital programme. Table 3 summarises the financing sources and changes made to Period 11 and to be approved in Period 12.

**Table 3: Revised Capital Programme Financing**

Financing	Agreed Capital Programme - Council 28/02/13	Slippage and budget changes approved to Period 11 13/14	Period 12 budget changes to be approved	Revised 2013/14 Capital Programme Period 12
Self-Financed Prudential Borrowing*	9,205,671	(9,279,283)	-	(73,612)
Government Grants	34,305,175	(6,220,449)	638,328	28,723,054
Other Grants	1,009,669	207,368	-	1,217,037
Other Contributions	877,095	569,868	3,494	1,450,457
Revenue Contributions to Capital	2,677,800	93,438	(142,372)	2,628,866
Major Repairs Allowance	3,200,000	(583,409)	141,070	2,757,661
Corporate Resources (Capital Receipts/ Prudential Borrowing)	17,135,685	(5,797,306)	(658,220)	10,680,159
<b>Total Confirmed Funding</b>	<b>68,411,095</b>	<b>(21,009,773)</b>	<b>(17,700)</b>	<b>47,383,622</b>

\* Borrowing for which on-going revenue costs are financed by the Service, usually from revenue savings generated from the schemes.

## 10. Projected Longer Term Capital Programme to aid Medium Term Financial Plan

- 10.1 The updated capital programme for 2014/15 to 2016/17 is summarised by year and financing in Table 4 below (2014/15 includes £6.6m slippage from 2013/14):

**Table 4: Capital Programme 2014/15 to 2016/17**

Service Area	2014/15	2015/16	2016/17
<b>General Fund</b>			
Commissioning	39,918,330	8,264,157	3,500,000
Adult Services	1,757,519	314,663	-
Children's Services	16,404,252	1,709,784	1,795,273
Resources & Support	2,547,675	130,000	50,000
<b>Total General Fund</b>	<b>60,627,776</b>	<b>10,418,604</b>	<b>5,345,273</b>
<b>Housing Revenue Account</b>	10,811,102	3,287,090	-
<b>Total Approved Budget</b>	<b>71,438,878</b>	<b>13,705,694</b>	<b>5,345,273</b>
<b>Financing</b>			
Self-Financed Prudential Borrowing*	163,046	-	-
Government Grants	37,375,282	1,789,784	1,795,273
Other Grants	650,993	9,023	-
Other Contributions	502,588	-	-
Revenue Contributions to Capital	3,530,447	414,000	-
Major Repairs Allowance	7,456,526	3,200,000	-
Corporate Resources (Capital Receipts/ Prudential Borrowing)	21,759,996	8,292,887	3,550,000
<b>Total Confirmed Funding</b>	<b>71,438,878</b>	<b>13,705,694</b>	<b>5,345,273</b>

\* Borrowing for which on-going revenue costs are financed by the Service, usually from revenue savings generated from the schemes.

- 10.2 Significant changes across the life of the programme include £1.74m new Homes and Communities Agency funding for the refurbishment of 3 gypsy site, profiled to be delivered mainly in 2014/15. £0.558m from revenue contributions from New Home Bonus monies for Community Led Affordable Housing grant schemes across 2014/15 and 2015/16. £0.654m in Severe Weather Recovery funding from Department for Transport.
- 10.3 **Highways and Transport Capital Programme:** the 2014/15 Capital Strategy report included the Highways and Transport capital programme for 2014/15 of £16.7m. Following slippage from the 2013/14 programme and other funding changes, this has increased to £18.5m. An updated Highways and Transport capital programme is detailed in appendix 2 to this report, this has been updated to include the implementation plan of schemes for delivery in 2014/15.
- 10.4 The programme detailed in appendix 2 is the programme the Council plan to deliver for 2014/15; however factors beyond the Councils control can delay the delivery of the programme. As such, it is recommended authority is delegated to the Area Commissioner South in consultation with the Portfolio Holder to approve any changes to the implementation plan of schemes for delivery in 2014/15, within the parameters of the outline capital programme.

Any changes will be formally reported as virements through the monthly capital monitoring reports.

- 10.5 Following the Capital Strategy 2014/15 to 2016/17 report the above programme has been made more affordable by matching capital receipts financing to projected receipts and reducing the potential element of corporately financed prudential borrowing that may be required and the associated ongoing revenue costs. The Corporate Resources financing line above is the element of internal resources through capital receipts and corporately financed prudential borrowing required to finance the programme. See section 11 for the current projected split.

## 11. Capital Receipts Position

- 11.1 The current capital programme is reliant on the Council generating capital receipts to finance the capital programme. There is a high level of risk in these projections as they are subject to changes in property and land values, the actions of potential buyers and being granted planning permission on sites. Table 5 below, summarises the current allocated and projected capital receipt position across 2013/14 to 2016/17. A RAG analysis has been included for capital receipts projected, based on the current likelihood of generating them by the end of each financial year. Those marked as green are where they are highly likely to be completed by the end of the financial year, amber are where they are achievable, but challenging and thus there is a risk of slippage and red are highly unlikely to complete in year and thus there is a high risk of slippage. However, no receipts are guaranteed to complete in this financial year as there may be delays between exchanging contracts and completing.

**Table 5: Projected capital receipts position**

Detail	2013/14 £	2014/15 £	2015/16 £	2016/17 £
Corporate Resources Applied to finance Capital Programme	5,325,116			
Capital Receipts applied direct to CAA (including £1.35m to replace Prudential Borrowing on Solar PV schemes)	1,390,118			
Corporate Resources Allocated in Capital Programme		21,759,996	8,292,887	3,550,000
To be allocated from Ring Fenced Receipts	-	2,575,778	1,145,410	1,762,500
<b>Total Commitments</b>	<b>6,715,234</b>	<b>24,335,774</b>	<b>9,438,297</b>	<b>5,312,500</b>
<b>Capital Receipts in hand/projected:</b>				
Brought Forward in hand	12,393,574	13,245,785		
Generated 2013/14	7,567,446			
Future Years - 'Green'		5,949,820	2,399,225	4,000,000
<b>Total in hand/projected</b>	<b>19,961,020</b>	<b>19,195,605</b>	<b>2,399,225</b>	<b>4,000,000</b>
Surplus to be carried forward to 2014/15	<b>(13,245,785)</b>			
Shortfall / (Surplus) to be financed from Prudential Borrowing		<b>5,140,169</b>	<b>7,039,072</b>	<b>1,312,500</b>
Further Assets Being Considered for Disposal		<b>12,331,915</b>	<b>6,525,000</b>	<b>3,595,000</b>

- 11.2 Capital receipts of £7.6m have been generated in 2013/14. As previously reported, following the re-profiling in the capital programme, sufficient receipts

had been generated to finance this year's capital programme without any corporate prudential borrowing.

- 11.3 In 2011/12 and 2012/13 as part of the Councils Carbon Management Programme, £1.41m of expenditure was incurred in installing Solar PV at 16 schools. As well as the benefits the schools gain from cheaper energy costs, the Council also receives annual revenue income from the feed-in tariffs, In 2013/14 this income to the Council amounted to £96k. However as the scheme was financed by self-financed prudential borrowing, annual payments have to be made to cover the cost of the borrowing (£112k in 2013/14). Given the high level of receipts in hand, it is proposed to set aside receipts to replace the balance of the borrowing (£1.35m) and generate an ongoing revenue saving.
- 11.4 Following the outturn underspend position for the capital programme for 2013/14, the changes to financing of Solar PV schemes and the Council policy of applying un-ringfenced capital grants in place of capital receipts where they are not required in full due to scheme underspends, the Council has £13.25m in capital receipts in hand at 31/03/14. These will be set-aside, enabling the Council to achieve an additional MRP saving of £0.530m in 2014/15.
- 11.5 The above capital receipt projections for 2014/15 to 2016/17 are based on current scheduled disposals that are profiled for each year. Those listed as Green are where it is rated as 'highly likely' that the disposals will be completed in year. In addition to these there are a number of further disposals that have been identified for potential disposal in future years. These receipts hold significant risk against delivery and therefore until the plans for disposal against these assets are formally agreed, these will not be included when considering the programmes affordability. On the basis that the current programme is unaffordable, further work is required on the deliverability of the list of assets being considered for disposal.
- 11.6 If the Council cannot generate the required level of capital receipts, the Council will need to further reduce or re-profile the capital programme or undertake prudential borrowing, which will incur revenue costs that are not budgeted in the revenue financial strategy.

## **12. Unsupported borrowing and the revenue consequences**

- 12.1 The Council can choose what level of unsupported (prudential) borrowing to undertake to fund the capital programme, based on affordability under the prudential code. There is an associated revenue cost to fund the cost of the unsupported borrowing. This consists of the Minimum Revenue Provision (MRP) charge for the repayment of the principal amount, based on the asset life method and the interest charge associated with the borrowing. The current PWLB borrowing rate over 25 years is around 4.6% and is projected to remain at around 5.0% in 2014/15. At this rate, £1m of Prudential Borrowing would result in additional revenue financing costs of £0.086m (MRP and interest cost) in the following year, reducing by £1,840 each year over the 25 year period. The Council is working towards generating sufficient capital receipts (see section 11), to avoid any unsupported borrowing requirement.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

Capital Strategy 2014/15 to 2016/17 – Council 28 February 2013  
Capital Monitoring Report – Period 10 2012/13 – Cabinet 13 March 2013  
Capital Monitoring Report – Period 11 2012/13 – Cabinet 17 April 2013  
Capital Outturn Report – 2012/13 – Council 18 July 2013  
Capital Monitoring Report – Period 3 2013/14 – Cabinet 24 July 2013  
Capital Monitoring Report – Period 4 2013/14 – Cabinet 18 September 2013  
Capital Monitoring Report – Period 5 2013/14 – Cabinet 16 October 2013  
Capital Monitoring Report – Period 6 2013/14 – Cabinet 13 November 2013  
Capital Monitoring Report – Period 9 2013/14 – Cabinet 19 February 2014  
Council Business Plan and Financial Strategy 2014 to 2017 – Council 27 February 2014  
Capital Monitoring Report – Period 10 2013/14 – Cabinet 12 March 2014  
Capital Monitoring Report – Period 11 2013/14 – Cabinet 9 April 2014

**Cabinet Member (Portfolio Holder)**

Keith Barrow, Leader of the Council.

Portfolio holders

**Local Member**

All

**Appendices**

1. Capital Budget and Expenditure 2013/14
2. Highways Capital Programme 2014/15

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## Shropshire Council - Capital Programme 2013/14 - 2016/17

### Capital Programme Summary - Period 12

Scheme Description	Revised Budget P11 13/14 £	Budget Virements P12 £	Budget Inc/Dec P12 £	Revised Budget P12 13/14 £	Actual Spend 31/03/14	Spend to Budget Variance £	% Budget Spend	Slipped to 2014/15 £	No longer required/ available £	2014/15 Revised Budget £	2015/16 Revised Budget £	2016/17 Revised Budget £
<b>General Fund</b>												
Commissioning	31,470,200	-	(15,787)	31,454,413	27,732,237	3,722,176	88.2%	3,609,977	112,199	39,918,330	8,264,157	3,500,000
Adult Services	784,592	-	-	784,592	483,647	300,945	61.6%	300,945	-	1,757,519	314,663	-
Children's Services	10,179,450	-	-	10,179,450	8,586,899	1,592,551	84.4%	1,592,544	7	16,404,252	1,709,784	1,795,273
Resources & Support	971,203	-	(1,913)	969,290	626,958	342,332	64.7%	339,636	2,696	2,547,675	130,000	50,000
<b>Total General Fund</b>	<b>43,405,445</b>	<b>-</b>	<b>(17,700)</b>	<b>43,387,745</b>	<b>37,429,741</b>	<b>5,958,004</b>	<b>86.3%</b>	<b>5,843,102</b>	<b>114,902</b>	<b>60,627,776</b>	<b>10,418,604</b>	<b>5,345,273</b>
<b>Housing Revenue Account</b>	<b>3,995,877</b>	<b>-</b>	<b>-</b>	<b>3,995,877</b>	<b>3,275,666</b>	<b>720,211</b>	<b>82.0%</b>	<b>720,212</b>	<b>(1)</b>	<b>10,811,102</b>	<b>3,287,090</b>	<b>-</b>
<b>Total Approved Budget</b>	<b>47,401,322</b>	<b>-</b>	<b>(17,700)</b>	<b>47,383,622</b>	<b>40,705,407</b>	<b>6,678,215</b>	<b>85.9%</b>	<b>6,563,314</b>	<b>114,901</b>	<b>71,438,878</b>	<b>13,705,694</b>	<b>5,345,273</b>
<b>Approved Self-Financing Borrowing Schemes, not included in main programme pending development of schemes</b>												
Commissioning	-	-	-	-	-	-	-	-	-	3,791,457	-	-
	-	-	-	-	-	-	-	-	-	<b>3,791,457</b>	<b>-</b>	<b>-</b>

### Expenditure funded from Operating Leases

Scheme Description	Revised Budget P11 13/14 £	Budget Virements P12 £	Budget Inc/Dec P12 £	Revised Budget P12 13/14 £	Actual Spend 31/03/14	Spend to Budget Variance £	% Budget Spend	Outturn Projection £	Outturn Projection Variance £
Commissioning	1,842,992	-	-	1,842,992	1,842,992	-	100.0%	-	-
<b>Total</b>	<b>1,842,992</b>	<b>-</b>	<b>-</b>	<b>1,842,992</b>	<b>1,842,992</b>	<b>-</b>	<b>100.0%</b>	<b>-</b>	<b>-</b>

Scheme Description	Code	Project Manager	Total Approved Scheme Budget £	Previous Years Spend £	Revised Budget P11 13/14 £	Budget Virements P12 £	Budget Inc/Dec P12 £	Revised Budget P12 13/14 £	Actual Spend 31/03/14 £	Spend to Budget Variance £	Slipped to 2014/15 £	No Longer required / available £	RAG Status on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget £	2015/16 Revised Budget £	2016/17 Revised Budget £
<b>Commissioning</b>																		
<b>Leisure</b>																		
Oswald Leisure Centre	K5T02	N Willcox	10,981,923	10,784,928	-								Green	Green		196,995	-	-
Broseley MUGA	K5T09	A Penton	196,265	176,534	19,731			19,731	19,085	646	646		Green	Green		646	-	-
Sundorne Sports Village Skate Park	K5T27	A Penton	28,908	195	28,713			28,713	28,027	686	686		Green	Green		686	-	-
Market Drayton Swimming Centre - Changing Rooms	K5T51	P Davis	262,000	-	252,000			252,000	151,186	100,814	100,814		Green	Green		110,814	-	-
Bridgnorth Leisure Centre - Lighting Replacement	K5T54	D Hinves	59,750	-	59,750			59,750	59,750	-	-		Green	Green		-	-	-
<b>Total</b>					<b>360,194</b>			<b>360,194</b>	<b>258,048</b>	<b>102,146</b>	<b>102,146</b>					<b>309,141</b>		
<b>Community Action</b>																		
Community Grants	K5C03	J Bubb	Ongoing	-	7,174			7,174	7,174	-	-		Green	Green		-	-	-
Whitchurch Civic Centre	K5T48	N Willcox	744,792	53,398	539,658			539,658	537,168	2,490	2,490		Amber	Amber	1	154,226	-	-
Ellesmere Town Market & Event Enhancement	K5CA1	J Bubb	44,329	18,124	26,205			26,205	26,206	(1)	-		Green	Green		-	-	-
<b>Total</b>					<b>573,037</b>			<b>573,037</b>	<b>570,548</b>	<b>2,489</b>	<b>2,490</b>					<b>154,226</b>		
<b>Waste Management</b>																		
In Vessel Composting Facility	K6WM0	L Wolfe	325,000	-	-			-	-	-	-		Green	Green		325,000	-	-
Road Vanguard Way	K6WMB	L Wolfe	128,510	123,508	-			-	-	-	-		Green	Green		5,002	-	-
Food Waste Disposal Units	K6WMC	J Thompson	16,000	2,560	13,440			13,440	11,280	2,160	2,160		Green	Green		2,160	-	-
<b>Total</b>					<b>13,440</b>			<b>13,440</b>	<b>11,280</b>	<b>2,160</b>	<b>2,160</b>					<b>332,162</b>		
<b>Bereavement Services</b>																		
New Burial Site - Shrewsbury	K6BS1	L Wolfe	1,078,000	60,582	889,418			889,418	780,387	109,031	109,031		Green	Green		237,031	-	-
<b>Total</b>					<b>889,418</b>			<b>889,418</b>	<b>780,387</b>	<b>109,031</b>	<b>109,031</b>					<b>237,031</b>		
<b>Highways &amp; Transport - LTP</b>																		
<b>Structural Maintenance of Bridges</b>																		
Bridgeguard Rolling Programme	K6BG4	T Sneddon	Ongoing	-	1,632,268			1,632,268	1,791,122	(158,854)	1,733	(160,587)	Green	Green		56,733	-	-
Bridgeguard - Unallocated	KBG01	T Sneddon	-	-	-			-	-	-	-		Green	Green		-	-	-
Bridgeguard - Miscellaneous Expenditure	KBG02	T Sneddon	190,706	-	-			-	-	-	-		Green	Green		190,706	-	-
Bridgeguard - Consultancy Fees	KBG03	T Sneddon	425,000	-	-			-	-	-	-		Green	Green		425,000	-	-
Bridgeguard - Tern No 1 Bridge	KBG04	T Sneddon	200,000	-	-			-	-	-	-		Green	Green		200,000	-	-
Bridgeguard - Hadnall Culvert	KBG05	T Sneddon	375,000	-	-			-	-	-	-		Green	Green		375,000	-	-
Bridgeguard - Bankfields Lane Bridge	KBG06	T Sneddon	150,000	-	-			-	-	-	-		Green	Green		150,000	-	-
Bridgeguard - Snailbeach Retaining Wall	KBG07	T Sneddon	-	-	-			-	-	-	-		Green	Green		-	-	-
Bridgeguard - Aston Bridge	KBG08	T Sneddon	80,000	-	-			-	-	-	-		Green	Green		80,000	-	-
Bridgeguard - Church Window Bridge	KBG09	T Sneddon	80,000	-	-			-	-	-	-		Green	Green		80,000	-	-
Bridgeguard - Heathton West Bridge	KBG10	T Sneddon	15,000	-	-			-	-	-	-		Green	Green		15,000	-	-
Bridgeguard - Wagbeach Footbridge	KBG11	T Sneddon	30,000	-	-			-	-	-	-		Green	Green		30,000	-	-
Bridgeguard - Hurst Bend, Clun	KBG12	T Sneddon	-	-	-			-	-	-	-		Green	Green		-	-	-
Bridgeguard - Glazeley Bridge	KBG13	T Sneddon	30,000	-	-			-	-	-	-		Green	Green		30,000	-	-
Bridgeguard - Outrack Bridge	KBG14	T Sneddon	-	-	-			-	-	-	-		Green	Green		-	-	-
Bridgeguard - Severe Weather Schemes	KBG9M	T Sneddon	-	-	-			-	-	-	-		Green	Green		-	-	-
<b>Total</b>					<b>1,632,268</b>			<b>1,632,268</b>	<b>1,791,122</b>	<b>(158,854)</b>	<b>1,733</b>	<b>(160,587)</b>				<b>240,000</b>		
<b>Structural Maintenance of Roads</b>																		
Structural Maintenance of Principal Roads		T Sneddon	Ongoing	-	2,882,432			2,882,432	2,893,145	(10,713)	548,872	(559,585)	Green	Green		1,587,799	-	-
Structural Maintenance of Secondary Roads	K6AF0	T Sneddon	Ongoing	-	9,175,526		240	9,175,766	8,259,264	916,502	584,517	331,985	Green	Green		4,066,733	-	-
Structural Maintenance of Road to be allocated				-	265,000			265,000	79,664	185,336	-	185,336	Green	Green		7,352,112	-	-
<b>Total</b>					<b>12,322,958</b>		<b>240</b>	<b>12,323,198</b>	<b>11,232,073</b>	<b>1,091,125</b>	<b>1,133,389</b>	<b>(42,264)</b>				<b>13,006,644</b>		
<b>Street Lighting</b>																		
Programme of structural replacement of lighting columns	K6SL1	R Buzzacott	Ongoing	-	370,568			370,568	397,600	(27,032)	6,764	(33,796)	Green	Green		306,764	-	-
Conversion of SOX Streetlights to Electronic Control Gear	K6SL2	R Buzzacott	Ongoing	-	4,432			4,432	4,432	-	-		Green	Green		100,000	-	-
Part Night Lighting	K6SL3	R Buzzacott	Ongoing	-	25,000			25,000	129,943	(104,943)	33,456	(138,399)	Green	Green		133,456	-	-
<b>Total</b>					<b>400,000</b>			<b>400,000</b>	<b>531,975</b>	<b>(131,975)</b>	<b>40,220</b>	<b>(172,195)</b>				<b>540,220</b>		
<b>Local Transport Plan - Integrated Transport Plan</b>																		
<b>Network Management and Efficiency</b>																		
Network Management and Efficiency General	K6NE1	R Buzzacott	Ongoing	-	400,000			400,000	339,395	60,605	-	60,605	Green	Green		-	-	-
Network Management and Efficiency Shrewsbury	K6NE3	R Buzzacott	Ongoing	-	37,000			37,000	31,624	5,376	-	5,376	Green	Green		-	-	-
Network Management and Efficiency Chester Street Gyrotory	K6NE4	R Buzzacott	Ongoing	-	161,737			161,737	109,885	51,852	56,969	(5,117)	Green	Green		-	-	-
Network Management and Efficiency Parking Strategy	K6NE5	R Buzzacott	Ongoing	-	40,000			40,000	40,000	-	-	40,000	Green	Green		-	-	-
<b>Total</b>					<b>638,737</b>			<b>638,737</b>	<b>480,903</b>	<b>157,834</b>	<b>56,969</b>	<b>100,865</b>						
<b>Public Transport</b>																		
Public Transport - General	K6PT4	R Buzzacott	Ongoing	-	144,718			144,718	72,786	71,932	-	71,932	Green	Green		-	-	-
<b>Total</b>					<b>144,718</b>			<b>144,718</b>	<b>72,786</b>	<b>71,932</b>								
<b>Walking and Cycling</b>																		
Walking and Cycling General	K6CY2	R Buzzacott	Ongoing	-	403,550			403,550	520,702	(117,152)	73,007	(190,159)	Green	Green		-	-	-
Walking and Cycling Shrewsbury	K6CY4	R Buzzacott	Ongoing	-	478,000			478,000	318,902	159,098	-	159,098	Green	Green		-	-	-
<b>Total</b>					<b>881,550</b>			<b>881,550</b>	<b>839,604</b>	<b>41,946</b>	<b>73,007</b>	<b>(31,061)</b>						
<b>Safety and Speed Management</b>																		
Speed Management - Rural	K6SM1	R Buzzacott	Ongoing	-	70,000			70,000	2,182	67,818	-	67,818	Green	Green		-	-	-
Speed Management - Urban	K6SM2	R Buzzacott	Ongoing	-	20,000			20,000	2,297	17,703	-	17,703	Green	Green		-	-	-
Speed Management - Vehicle Activated Signs	K6SM5	R Buzzacott	Ongoing	-	65,000			65,000	20,040	44,960	-	44,960	Green	Green		-	-	-
Speed Management - Safety Prioritised Interventions	K6SM6	R Buzzacott	Ongoing	-	245,000			245,000	93,476	151,524	-	151,524	Green	Green		-	-	-

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Scheme Description	Code	Project Manager	Total Approved Scheme Budget	Previous Years Spend	Revised Budget P11 13/14	Budget Virements P12	Budget Inc/Dec P12	Revised Budget P12 13/14	Actual Spend 31/03/14	Spend to Budget Variance	Slipped to 2014/15	No Longer required / available	RAG Status Scheme on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget	2015/16 Revised Budget	2016/17 Revised Budget
			£	£	£	£	£	£	£	£	£	£				£	£	£
Speed Management - Village Speed Limits	K6SM7	R Buzzacott	Ongoing	-	-			-	14,871	(14,871)	-	(14,871)	Green	Green		-	-	-
Speed Management - School Travel	K6SM8	R Buzzacott	Ongoing	-	240,000			240,000	188,327	51,673	-	51,673	Green	Green		-	-	-
<b>Total</b>					<b>640,000</b>			<b>640,000</b>	<b>321,192</b>	<b>318,808</b>		<b>318,808</b>						
<b>Community Cars</b>																		
Community Car Clubs	K6CC1	R Buzzacott	Ongoing		30,000			30,000	16,750	13,250	-	13,250	Green	Green		-	-	-
<b>Total</b>					<b>30,000</b>			<b>30,000</b>	<b>16,750</b>	<b>13,250</b>		<b>13,250</b>						
<b>Other</b>																		
Monitoring & Evaluation	K6ME1	R Buzzacott	Ongoing		34,000			34,000	20,595	13,405	-	13,405	Green	Green		-	-	-
<b>Total</b>					<b>34,000</b>			<b>34,000</b>	<b>20,595</b>	<b>13,405</b>		<b>13,405</b>						
<b>Pedestrian &amp; Cycle Facilities</b>																		
<b>Central</b>																		
ITP Central - Castle Street Pedestrian Crossing, Shrewsbury	KTC01	V Merrill														3,000		
ITP Central - Claremont Bank Pedestrian Crossing Bank, Shrewsbury	KTC02	V Merrill														3,000		
<b>North</b>																		
ITP North - Wem Mill St/Drawell Lane Pedestrian Crossing, Wem	KTC03	V Merrill														35,000		
ITP North - Woore, Newcastle Road Footway Improvement	KTC04	V Merrill														3,000		
ITP North - B5069 Rhyn Park St Martins Crossing	KTC05	V Merrill														150,000		
ITP North - B5067 Baschurch Pedestrian Crossing	KTC06	V Merrill														6,000		
ITP North - A53 Shawbury Footway Link	KTC07	V Merrill														5,000		
ITP North- Trefonen Pedestrian Crossing	KTC08	V Merrill														5,000		
<b>South</b>																		
ITP South - B4555 Bridgnorth Road Highley	KTC09	V Merrill														25,000		
ITP South - A4117 Clew Hill Pedestrian Crossing	KTC10	V Merrill														10,000		
ITP South - B4363 Hollybush Road/Underhill Street Pedestrian Crossing	KTC11	V Merrill														3,000		
ITP South - Broseley Road Bridgnorth Road Pedestrian Improvement	KTC12	V Merrill														31,007		
ITP South - B4373 Wenlock Road & Westgate Crossing, Bridgnorth	KTC13	V Merrill														95,000		
ITP South - Station Road, Albrighton Pedestrian Facilities	KTC14	V Merrill														2,500		
ITP South - B4379 Sherrifhales Pedestrian Improvements	KTC15	V Merrill														7,000		
ITP South - A464 Park Street Shifnal Pedestrian Crossing	KTC16	V Merrill														5,000		
ITP South - B4386 Worthen Footway Extension	KTC17	V Merrill														5,000		
ITP South - B4376 Barrow Pedestrian Safety	KTC18	V Merrill														15,000		
ITP South - High Street Cleobury Zebra Crossing Enhancement	KTC19	V Merrill														5,000		
<b>Total</b>																<b>413,507</b>		
<b>Signal Enhancements</b>																		
<b>Central</b>																		
ITP Central - Whitchurch Road (Morrison's) Junction Improvement	KTS01	V Merrill														60,000		
ITP Central - Abbey Foregate/Monkmoor traffic signals	KTS02	V Merrill														200,000		
ITP Central - Bellstone/Barker Street crossing refurbishment	KTS03	V Merrill														5,000		
ITP Central - Coleham Gyrotory	KTS04	V Merrill														25,000		
<b>North</b>																		
ITP North - A53 Shrewsbury road/Wem road signal refurbishment	KTS05	V Merrill														20,000		
ITP North - B5395 Whitchurch 5 ways junction improvement	KTS06	V Merrill														260,000		
<b>South</b>																		
ITP South - A41 Cosford junction signal refurbishment	KTS07	V Merrill														300,000		
<b>Total</b>																<b>870,000</b>		
<b>Safety/Speed Reductions</b>																		
<b>Central</b>																		
ITP Central - A488 HGV Advance Warning signs	KTR01	V Merrill														80,000		
ITP Central - Shrewsbury Town Centre 20mph Extension	KTR02	V Merrill														10,000		
ITP Central - Lancaster Road Speed Management	KTR03	V Merrill														6,000		
<b>North</b>																		
ITP North - A49 Prees Green Signage	KTR04	V Merrill														8,000		
ITP North - A525 Broughall crossroads widening	KTR05	V Merrill														5,000		
ITP North - B5069 Moors Bank St Martins speed reduction	KTR06	V Merrill														3,000		
ITP North - Prees Lower Heath speed reduction	KTR07	V Merrill														5,000		
ITP North - B4397 Baschurch speed reduction	KTR08	V Merrill														5,000		
ITP North - B4396 Knockin Village speed reduction	KTR09	V Merrill														4,000		
ITP North - A49 Hadnall to Preston Brock safety	KTR10	V Merrill														5,000		
ITP North - Chirk Road Gobowen speed reduction	KTR11	V Merrill														4,000		
ITP North - B5065 Sulton road speed reduction	KTR12	V Merrill														4,000		
ITP North - A49 Prees Higher Heath speed reduction	KTR13	V Merrill														5,000		
ITP North - B5063 The Blamer speed reduction	KTR14	V Merrill														3,000		
<b>South</b>																		
ITP South - A442 Norton	KTR15	V Merrill														8,000		
ITP South - A456 Burford Speed Reduction	KTR16	V Merrill														30,000		
ITP South - B4368 Long Medaowend	KTR17	V Merrill														6,000		
ITP South - A5 Burlington safety	KTR18	V Merrill														35,000		
ITP South - B4176 Upper Aston junction improvement	KTR19	V Merrill														15,000		
ITP South - B4555 Severn Centre Highley traffic calming	KTR20	V Merrill														8,000		
ITP South - A458 Morville Road Safety Improvements	KTR21	V Merrill														12,000		
ITP South - A488 Hope valley safety barrier	KTR22	V Merrill														30,000		

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Scheme Description	Code	Project Manager	Total Approved Scheme Budget £	Previous Years Spend £	Revised Budget P11 13/14 £	Budget Virements P12 £	Budget Inc/Dec P12 £	Revised Budget P12 13/14 £	Actual Spend 31/03/14 £	Spend to Budget Variance £	Slipped to 2014/15 £	No Longer required / available £	RAG Status Scheme on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget £	2015/16 Revised Budget £	2016/17 Revised Budget £
ITP South - Chorley speed limit	KTR23	V Merrill														3,000		
ITP South - B4378 Shipton speed limit	KTR24	V Merrill														5,000		
<b>Total</b>					-	-	-	-	-	-	-	-	-	-		<b>299,000</b>		
<b>Traffic Management</b>																		
<b>Central</b>																		
ITP Central - Traffic Management Crowmere & Belvidere schools	KTM01	V Merrill														73,000		
ITP Central - Traffic Management Meole Brace School	KTM02	V Merrill														75,000		
ITP Central - Racecourse Lane, Shrewsbury	KTM03	V Merrill														10,000		
ITP Central - Princess Street, Shrewsbury	KTM04	V Merrill														20,000		
ITP Central - Eaton Constantine traffic management	KTM05	V Merrill														5,000		
<b>North</b>																		
ITP north - B4579 Salop Road Car Park Access	KTM06	V Merrill														10,000		
<b>South</b>																		
ITP South - A41 Pickmere Roundabout signage	KTM07	V Merrill														40,000		
ITP South - B4386 Little Brampton/Purslow crossroads	KTM08	V Merrill														10,000		
ITP South - A464 Upton Crossroads Shifnal signs	KTM09	V Merrill														20,000		
ITP South - Albrighton cross road	KTM10	V Merrill														3,500		
<b>Total</b>					-	-	-	-	-	-	-	-	-	-		<b>266,500</b>		
<b>Parking Infrastructure</b>																		
<b>Countywide</b>																		
ITP Countywide - Parking Strategy Improvements	KTP02	V Merrill														40,000		
<b>Total</b>					-	-	-	-	-	-	-	-	-	-		<b>40,000</b>		
<b>Network Improvements</b>																		
<b>Countywide</b>																		
ITP Countywide - Bus Shelters	KTN02	V Merrill														30,000		
<b>Central</b>																		
ITP Central - Chester Street Gyrotory	K6NE5	V Merrill														56,969		
<b>Total</b>					-	-	-	-	-	-	-	-	-	-		<b>86,969</b>		
<b>Local Sustainable Transport Fund</b>																		
<b>Central</b>																		
LSTF - Park & Ride improvements & Signage	KST01	V Merrill														50,000		
LSTF - Canal Path Ditherington	KST02	V Merrill														30,000		
LSTF - A488 Pontesbury to Minsterley Cycle Route	KST03	V Merrill														90,000		
LSTF - A458 Old Potts Way Cycle/Pedestrian crossing	KST04	V Merrill														70,000		
LSTF - Cartmel Drive lighting phase 3, Shrewsbury	KST05	V Merrill														70,000		
LSTF - St Julians Friars shared space, Shrewsbury	KST06	V Merrill														225,000		
LSTF - Wenlock Road Shrewsbury	KST07	V Merrill														47,000		
LSTF - Heathgates Roundabout - Cycling & Pedestrian Improvement	KST08	V Merrill														10,000		
LSTF - Spring Gardens cycle path	KST09	V Merrill														10,000		
LSTF - Pritchard Way/Sutton Roundabout - crossing improvement	KST10	V Merrill														5,000		
<b>North</b>																		
LSTF - Oswestry branch line cycle route (aka Cambrian Railway Footpath)	KST11	V Merrill														7,000		
LSTF - A49 Hadnall pedestrian crossing	KST12	V Merrill														60,000		
LSTF - Gobowen, B5069 St martins road crossing	KST13	V Merrill														40,000		
LSTF - Gobowen footway improvements	KST14	V Merrill														6,000		
<b>South</b>																		
LSTF - Ludlow sign scheme	KST15	V Merrill														25,000		
LSTF - Temeside, Ludlow signs	KST16	V Merrill														3,000		
LSTF - Bull Ring Ludlow traffic management	KST17	V Merrill														2,000		
LSTF - Bromfield road cycle route	KST18	V Merrill														2,000		
LSTF - Minor walking improvements	KST19	V Merrill														40,000		
<b>Countywide</b>																		
LSTF - Cycle & Pedestrian Direction signs	KST20	V Merrill														5,000		
LSTF - Shrewsbury & Ludlow community car clubs	KST21	V Merrill														20,000		
<b>Total</b>					-	-	-	-	-	-	-	-	-	-		<b>817,000</b>		
<b>Integrated Transport Unallocated</b>																		
<b>Countywide</b>																		
ITP Countywide - Unallocated	KT000	V Merrill														311,000		
<b>Total</b>					-	-	-	-	-	-	-	-	-	-		<b>311,000</b>		
<b>Total Integrated Transport Plan</b>					<b>2,369,005</b>			<b>2,369,005</b>	<b>1,751,830</b>	<b>617,175</b>	<b>129,976</b>	<b>487,199</b>				<b>3,103,976</b>		
<b>Total Highways &amp; Transport - LTP</b>					<b>16,724,231</b>		<b>240</b>	<b>16,724,471</b>	<b>15,306,999</b>	<b>1,417,472</b>	<b>1,305,318</b>	<b>112,154</b>				<b>18,523,279</b>		
<b>Strategic Highways - Non LTP Project Management</b>																		
Cleobury Mortimer Public Conveniences	K6EM3	S Brown	102,765	84,927	14,154			14,154	14,154				Green	Green		3,684		
Poachers Pocket Car park	K6PMB	A Wilde	38,727	37,420	6,802	(5,495)		1,307	1,307				Green	Green				
Bridgnorth Riverside Enhancement Scheme	K6PMC	G McGrandale	100,000		100,000			100,000	50,998	49,002		49,002	Green	Green				
Whitchurch Town Centre Improvements	K6PMD	I Walshaw	10,028		10,028			10,028	10,028	()		()	Green	Green				
<b>Total</b>					<b>130,984</b>	<b>(5,495)</b>		<b>125,489</b>	<b>76,487</b>	<b>49,002</b>		<b>49,002</b>				<b>3,684</b>		
<b>Strategic Highways - Retaining Walls and Footbridges</b>																		
Porthill Footbridge	K6BP1	J Williams	707,304	677,249	30,055			30,055	30,055	()		()	Green	Green				

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Scheme Description	Code	Project Manager	Total Approved Scheme Budget	Previous Years Spend	Revised Budget P11 13/14	Budget Virements P12	Budget Inc/Dec P12	Revised Budget P12 13/14	Actual Spend 31/03/14	Spend to Budget Variance	Slipped to 2014/15	No Longer required / available	RAG Status Scheme on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget	2015/16 Revised Budget	2016/17 Revised Budget
			£	£	£	£	£	£	£	£	£	£				£	£	£
Castle Square Car Park Retaining wall	K6BP5	J Williams	715,425	618,817	52,608			52,608	50,904	1,704	1,704		Green	Green		45,704	-	-
<b>Total</b>					<b>82,663</b>			<b>82,663</b>	<b>80,960</b>	<b>1,703</b>	<b>1,704</b>	(1)				<b>45,704</b>		
<b>Flood Defences &amp; Water Management</b>																		
Much Wenlock - Flood & Water Management	K6FW1	D Edwards	807,572	150,705	56,867			56,867	24,415	32,452	32,452		Green	Green		632,452	-	-
Craven Arms - Flood & Water Management	K6FW2	D Edwards	70,000	33,876	36,124			36,124	10,075	28,049	28,049		Green	Green		26,049	-	-
Church Stretton - Flood & Water Management	K6FW3	D Edwards	180,411	64,949	115,462			115,462	109,687	5,775	5,775		Green	Green		5,775	-	-
Shifnal - Flood & Water Management	K6FW4	D Edwards	185,000	32,883	12,117			12,117	3,952	8,165	8,165		Green	Green		148,165	-	-
Oswestry - Flood & Water Management	K6FW5	D Edwards	91,640	78,247	13,393			13,393	7,401	5,992	5,992		Green	Green		5,992	-	-
Shrewsbury - Flood & Water Management	K6FW6	D Edwards	158,262	122,955	35,307			35,307	2,445	32,862	32,862		Green	Green		32,862	-	-
<b>Total</b>					<b>269,270</b>			<b>269,270</b>	<b>157,975</b>	<b>111,295</b>	<b>111,295</b>					<b>851,295</b>		
<b>Environmental Maintenance - Depots</b>																		
Oswestry Depot	K6H02	S Brown	1,532,761	1,468,094	28,236			28,236	(8,195)	36,431	36,431		Green	Green		36,431	-	-
Depot Redevelopment - Unallocated	K6H03	S Brown	611,865	-	-			-	-	-	-		Green	Green		611,865	-	-
Depot Redevelopment - Longden Road, Shrewsbury	K6H04	S Brown	20,376	19,336	1,040			1,040	1,040	-	-		Green	Green		-	-	-
Depot Redevelopment - Whittington, Oswestry	K6H05	S Brown	2,000	-	-			-	-	-	-		Green	Green		2,000	-	-
Depot Redevelopment - Hodnet	K6H06	S Brown	136,716	95,474	28,352			28,352	17,462	10,890	10,890		Green	Green		12,890	-	-
Depot Redevelopment - Craven Arms	K6H08	S Brown	1,166,625	43,058	347,258			347,258	278,769	68,489	68,489		Green	Green		776,309	-	-
Depot Redevelopment - Stourbridge Road, Bridgnorth	K6H09	S Brown	126,108	3,395	40,510			40,510	56,199	(15,689)	(15,689)		Green	Green		82,203	-	-
<b>Total Environmental Maintenance - Depots</b>					<b>445,396</b>			<b>445,396</b>	<b>345,275</b>	<b>100,121</b>	<b>100,120</b>					<b>1,521,698</b>		
<b>Passenger Transport</b>																		
Replacement Vehicles ITU	K6L14	A Maiden	Ongoing		290,570			290,570	290,570	-	-		Green	Green		-	-	-
<b>Total</b>					<b>290,570</b>			<b>290,570</b>	<b>290,570</b>									
<b>Total Commissioning</b>					<b>19,779,203</b>	<b>(5,495)</b>	<b>240</b>	<b>19,773,948</b>	<b>17,878,529</b>	<b>1,895,419</b>	<b>1,734,264</b>	<b>161,155</b>				<b>21,978,220</b>		
<b>Commissioning - Heads of Service</b>																		
<b>Public Protection</b>																		
<b>Healthier &amp; Sustainable Environment</b>																		
Contaminated Land - Former Burford Gas Works	K6PP3	M Key	19,958	-	19,958			19,958	19,958	-	-		Green	Green		-	-	-
Contaminated Land - Former Much Wenlock Gas Works	K6PP7	M Key	9,730	-	9,730			9,730	9,730	-	-		Green	Green		-	-	-
<b>Total</b>					<b>29,688</b>			<b>29,688</b>	<b>29,688</b>									
<b>Housing Health &amp; Wellbeing</b>																		
Disabled Facilities Grants	K5P03	B Carey	Ongoing	-	1,220,889			1,220,889	885,080	335,809	335,809		Green	Green		1,758,124	-	-
Rock Start Local Programme	K5P11	B Carey	Ongoing	-	8,499			8,499	8,499	1	-	1	Green	Green		-	-	-
Private House Condition Survey	K5P12	B Carey	Ongoing	-	4,120			4,120	4,120	-	-		Green	Green		-	-	-
Empty Homes Strategy	K5P13	B Carey	Ongoing	-	11,847			11,847	11,847	-	-		Green	Green		-	-	-
Market Drayton Empty Property Incentive Grant	K5P14	B Carey	300,000	4,999	95,001			95,001	40,500	54,501	54,501		Green	Green		254,501	-	-
Oswestry Area Empty Property Incentive Grant	K5P15	B Carey	200,000	-	25,000			25,000	-	25,000	25,000		Green	Green		200,000	-	-
DECC Pioneer Places	K5P16	B Carey	25,450	-	41,477			(16,027)	25,450	-	-		Green	Green		-	-	-
<b>Total</b>					<b>1,406,833</b>			<b>1,390,806</b>	<b>975,496</b>	<b>415,310</b>	<b>415,310</b>	<b>1</b>				<b>2,212,625</b>		
<b>Total Public Protection</b>					<b>1,436,521</b>			<b>1,420,494</b>	<b>1,005,184</b>	<b>415,310</b>	<b>415,310</b>	<b>1</b>				<b>2,212,625</b>		
<b>Business Growth &amp; Prosperity</b>																		
<b>Visitor Economy</b>																		
Music Hall Refurbishment	K5HA9	A Evans	9,980,205	4,882,760	4,723,665	25,266		4,748,931	4,612,269	136,662	136,662		Green	Green		485,176	-	-
Music Hall - Conservation of Collection	K5HAD	A Evans	161,991	104,857	57,143			57,143	57,134	9	9		Green	Green		-	-	-
Music Hall - Project Development	K5HAE	A Evans	432,262	304,082	133,180	(5,000)		128,180	127,781	399	399		Green	Green		399	-	-
Music Hall - ICT	K5HAJ	A Evans	14,530	5,612	19,388	(10,470)		8,918	8,918	(1)	-	(1)	Green	Green		-	-	-
Music Hall - FF&E	K5HAK	A Evans	-	-	10,000	(10,000)		-	-	-	-		Green	Green		-	-	-
Music Hall - VIC/Retail Fit out	K5HAL	A Evans	57,981	14,000	36,000	7,981		43,981	43,981	-	-		Green	Green		-	-	-
Music Hall - Relocation Costs	K5HAM	A Evans	27,393	18,918	21,082	(10,000)		11,082	7,352	3,730	3,730		Green	Green		1,123	-	-
Music Hall - Miscellaneous	K5HAN	A Evans	26,400	8,444	21,631	2,223		23,854	12,135	11,719	11,719		Green	Green		5,821	-	-
Theatre Severn	K5T14	G Candler	26,359,244	26,302,072	57,172			57,172	-	57,172	57,172		Green	Green		57,172	-	-
Heritage Assets Acquisition	K5HAA	E-K Lanyon	10,019	-	10,019			10,019	10,019	-	-		Green	Green		-	-	-
Digitalisation of Records	K5HAH	M McKenzie	70,000	57,417	6,610			6,610	6,610	-	-		Green	Green		5,973	-	-
Records, Archives & Museums Store - Hortonwood	K5HAP	M McKenzie	215,000	-	165,000			165,000	56,617	108,383	108,383		Green	Green		158,383	-	-
<b>Total</b>					<b>5,260,890</b>			<b>5,260,890</b>	<b>4,942,816</b>	<b>318,074</b>	<b>318,074</b>	<b>(1)</b>				<b>714,047</b>		
<b>Enterprise &amp; Business</b>																		
Food Enterprise Centre - Construction (Battlefield)	KER38	M Pembleton	6,658,535	6,567,861	55,674			55,674	50,000	5,674	5,674		Green	Green		40,674	-	-
Tern Valley BP Phase 2	KED06	M Pembleton	4,156,995	4,156,363	632			632	632	-	-		Green	Green		-	-	-
Ludlow Eco Park Plot 3	KED20	M Pembleton	75,000	37,589	7,411			7,411	2,236	5,175	5,175		Green	Green		35,175	-	-
Adoption/Upgrade of existing Business Park/Workshop Facilities	KED22	M Pembleton	298,901	217,022	81,879			81,879	69,829	12,050	12,050		Green	Green		12,050	-	-
Shropshire Small Business Loan Scheme - Phase 1	KED32	M Pembleton	500,000	200,000	70,000			70,000	-	70,000	70,000		Green	Green		200,000	100,000	-
Shropshire Small Business Loan Scheme - Phase 2	KED36	M Pembleton	500,000	-	250,000			250,000	125,000	125,000	125,000		Green	Green		375,000	-	-
Shrewsbury Business Park Phase 2 Extension	KED33	M Pembleton	1,525,000	30,725	1,094,275			1,094,275	1,042,076	52,199	52,199		Amber	Amber	2	452,199	-	-
<b>MTRP</b>																		
Market Towns Revitalisation - To be re-allocated	KED01										453,167	(453,167)				453,167	-	-
Rural Challenge Fund	KED24	M Pembleton	455,516	342,974	112,542			112,542	97,452	15,090	-		Green	Green		-	-	-
Market Towns Revitalisation	KED19	M Pembleton	417,231	278,028	139,203			139,203	109,041	30,162	-		Green	Green		-	-	-

Scheme Description	Code	Project Manager	Total Approved Scheme Budget	Previous Years Spend	Revised Budget P11 13/14	Budget Virements P12	Budget Inc/Dec P12	Revised Budget P12 13/14	Actual Spend 31/03/14	Spend to Budget Variance	Slipped to 2014/15	No Longer required / available	RAG Status on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget	2015/16 Revised Budget	2016/17 Revised Budget
			£	£	£	£	£	£	£	£	£	£				£	£	£
Market Towns Revitalisation - Oswestry	KED25	M Pembleton	663,963	384,265	274,203	5,495		279,698	261,807	17,891	-	17,891	Green	Green		-	-	-
Market Towns Revitalisation - Bridgnorth	KED26	M Pembleton	330,317	198,681	131,636			131,636	1,319	130,317	-	130,317	Green	Green		-	-	-
Market Towns Revitalisation - Market Drayton	KED27	M Pembleton	425,000	293,984	131,016			131,016	62,261	68,755	-	68,755	Green	Green		-	-	-
Market Towns Revitalisation - Ludlow	KED28	M Pembleton	400,000	223,934	176,066			176,066	44,198	131,868	-	131,868	Green	Green		-	-	-
Market Towns Revitalisation - Church Stretton	KED30	M Pembleton	225,000	190,546	34,454			34,454	33,268	1,186	-	1,186	Green	Green		-	-	-
<b>Total</b>					<b>2,558,991</b>	<b>5,495</b>		<b>2,564,486</b>	<b>1,899,118</b>	<b>665,368</b>	<b>723,265</b>	<b>(57,898)</b>				<b>1,568,265</b>	<b>100,000</b>	
<b>Outdoor Recreation</b>																		
Abney Park Improvement	K5BCD	M Blount	55,765	52,789	3,930	(954)		2,976	2,976	-	-	-	Green	Green		-	-	-
Highley/Alveley Colliery Bridge	K5BCN	J Williams	1,874,893	1,820,304	54,589			54,589	4,076	50,513	50,513	-	Green	Green		50,513	-	-
Snailbeach Lead Mine Project	K5BCY	M Blount	105,818	93,789	12,029			12,029	6,070	5,959	5,959	-	Green	Green		5,959	-	-
Trefonen & Wildlife Heritage Project	K5BC1	M Blount	61,795	60,450	1,345			1,345	164	1,181	1,181	-	Green	Green		1,181	-	-
Breathing Life into pools of Albrighton	K5BC2	M Blount	53,058	51,989	1,069			1,069	-	1,069	-	-	Green	Green		1,069	-	-
Walking in Whitchurch	K5BC3	J Stabler	14,750	12,947	1,803			1,803	-	1,803	-	1,803	Green	Green		-	-	-
Craven Arms - Project Onion	K5BC4	M Blount	97,266	24,290	72,976			72,976	65,346	7,630	7,630	-	Green	Green		7,630	-	-
Pontesbury & Minsterley Cycling & Walking	K5BC6	J Stabler	26,870	9,238	17,632			17,632	10,539	7,093	-	7,093	Green	Green		-	-	-
Oswestry Play & Recreational Improvements	K5BC7	M Blount	50,000	-	-			-	-	-	-	-	Green	Green		50,000	-	-
Millars Field Play Area, Morda, Oswestry	K5BC8	M Blount	59,026	-	59,026			59,026	58,670	356	356	-	Green	Green		356	-	-
Mere Boathouse Heating	K5BC9	M Blount	96,162	9,395	85,893	874		86,767	79,008	7,759	7,759	-	Green	Green		7,759	-	-
Playbuilder North Shropshire	K5T34	M Blount	126,596	125,588	1,008			1,008	-	1,008	-	-	Green	Green		1,008	-	-
Short Breaks Severn Valley	K5T39	M Blount	55,000	54,477	523			523	478	45	-	45	Green	Green		-	-	-
The Mere Play Area	K5T41	M Blount	102,655	100,184	2,471			2,471	-	2,471	-	-	Green	Green		2,471	-	-
Ash Road Oswestry	K5T43	M Blount	73,519	53,229	20,290			20,290	10,116	10,174	10,174	-	Green	Green		10,174	-	-
Eardington Wildlife Park, Bridgnorth	K5T49	D Hughes	50,000	-	50,000			50,000	50,000	-	-	-	Green	Green		-	-	-
Maes Alwyn Play Area	K5T50	S Burke	39,395	-	39,315	80		39,395	39,395	-	-	-	Green	Green		-	-	-
Trefonen Playing Pitch Phase 2 - Drainage Improvements	K5T52	M Blount	37,456	-	6,000			6,000	-	6,000	6,000	-	Green	Green		37,456	-	-
Snailbeach Lead Mine Higher Level Stewardship	K5T53	C Dean	148,297	-	-			-	1,160	(1,160)	(1,160)	-	Green	Green		147,137	-	-
Lesscliffe - Higher Level Stewardship	K5T55	C Dean	27,071	-	9,024			9,024	-	9,024	9,024	-	Green	Green		18,048	9,023	-
<b>Total</b>					<b>438,923</b>			<b>438,923</b>	<b>327,997</b>	<b>110,926</b>	<b>101,984</b>	<b>8,942</b>				<b>340,761</b>	<b>9,023</b>	
<b>Infrastructure &amp; Growth - Growth Point</b>																		
Shrewsbury Growth Point	K6GP1	A Mortimer	574,204	101,393	119,811			119,811	94,198	25,613	25,613	-	Green	Green		378,613	-	-
Flaxmill Project - Bus Depot & Sports & Social Club	K6GP2	A Mortimer	5,180,000	3,984,928	345,072			345,072	308,819	36,253	36,253	-	Green	Green		886,253	-	-
Northern Corridor	K6GP3	A Mortimer	379,500	304,038	75,462			75,462	47,993	27,469	27,469	-	Green	Green		27,469	-	-
Shrewsbury Vision	K6GP4	A Mortimer	627,239	336,599	140,640			140,640	42,559	98,081	98,081	-	Green	Green		248,081	-	-
Flaxmill Project - Implementation	K6FM1	A Mortimer	1,000,000	-	-			-	-	-	-	-	Green	Green		1,000,000	-	-
Shrewsbury Vision - New Riverside Development	K6HR1	A Mortimer	4,000,000	-	-			-	-	-	-	-	Green	Green		500,000	-	3,500,000
<b>Total</b>					<b>680,985</b>			<b>680,985</b>	<b>493,569</b>	<b>187,416</b>	<b>187,416</b>					<b>3,040,416</b>		<b>3,500,000</b>
<b>Natural Build &amp; Historical Landscape</b>																		
Historic Environment Grants	K6HE1	A Mortimer	Ongoing	-	69,704			69,704	41,354	28,350	28,350	-	Green	Green		63,350	-	-
Ellesmere Heritage Interpretation Trail	K6HE2	A Mortimer	14,000	-	14,000			14,000	8,304	5,696	5,696	-	Green	Green		5,696	-	-
Partnership Schemes in Conservation Areas (North)	K6HE4	A Mortimer	300,000	125,810	74,190			74,190	50,131	24,059	24,059	-	Green	Green		124,059	-	-
Part Scheme Conservation Area Bridgnorth	K6HE9	A Mortimer	148,576	117,554	31,022			31,022	31,022	(0)	-	(0)	Green	Green		-	-	-
<b>Total</b>					<b>188,916</b>			<b>188,916</b>	<b>130,811</b>	<b>58,105</b>	<b>58,105</b>	<b>(0)</b>				<b>193,105</b>		
<b>Sustainability</b>																		
<b>Renewable Heat Incentive Schemes</b>																		
Renewable Heat Incentive Schemes	K3J01	A Mortimer	-	-	-			-	-	-	-	-	Green	Green		-	-	-
Cleobury Mortimer School - Biomass Boiler	KCB01	A Mortimer	142,055	126,501	15,554			15,554	1,496	14,058	14,058	-	Green	Green		14,058	-	-
Baschurch CE (Aided) Primary School - Biomass Boiler	KCB02	A Mortimer	-	5,486	(5,486)			(5,486)	(5,485)	(1)	-	(1)	Green	Green		-	-	-
Brockton Primary School - Biomass Boiler	KCB03	A Mortimer	-	5,486	(5,486)			(5,486)	(5,485)	(1)	-	(1)	Green	Green		-	-	-
Clunbury CE Primary School & JU - Biomass Boiler	KCB04	A Mortimer	-	5,486	(5,486)			(5,486)	(5,485)	(1)	-	(1)	Green	Green		-	-	-
Christ Church CE Primary School, Cressage - Biomass Boiler	KCB08	A Mortimer	-	5,485	(5,485)			(5,485)	(5,485)	-	-	-	Green	Green		-	-	-
Criffons CE (Cont) Primary School - Biomass Boiler	KCB09	A Mortimer	-	5,485	(5,485)			(5,485)	(5,485)	-	-	-	Green	Green		-	-	-
Brown Clee CE Primary School - Biomass Boiler	KCB10	A Mortimer	-	5,485	(5,485)			(5,485)	(5,485)	-	-	-	Green	Green		-	-	-
Trinity CE Primary School - Biomass Boiler	KCB11	A Mortimer	-	5,485	(5,485)			(5,485)	(5,485)	-	-	-	Green	Green		-	-	-
Hinstock Primary School - Biomass Boiler	KCB12	A Mortimer	-	5,656	(5,656)			(5,656)	(5,655)	(1)	-	(1)	Green	Green		-	-	-
Hodnet Primary School - Biomass Boiler	KCB13	A Mortimer	-	5,656	(5,656)			(5,656)	(5,655)	(1)	-	(1)	Green	Green		-	-	-
Hope Primary School - Biomass Boiler	KCB14	A Mortimer	-	5,680	(5,680)			(5,680)	(5,680)	-	-	-	Green	Green		-	-	-
Morville CE Primary School - Biomass Boiler	KCB15	A Mortimer	-	5,485	(5,485)			(5,485)	(5,485)	-	-	-	Green	Green		-	-	-
Onny CE (Aided) Primary School - Biomass Boiler	KCB18	A Mortimer	-	5,485	(5,485)			(5,485)	(5,485)	-	-	-	Green	Green		-	-	-
Shawbury Primary School - Biomass Boiler	KCB21	A Mortimer	-	5,832	(5,832)			(5,832)	(5,832)	-	-	-	Green	Green		-	-	-
Whittington CE (Aided) Primary School - Biomass Boiler	KCB22	A Mortimer	-	5,832	(5,832)			(5,832)	(5,832)	-	-	-	Green	Green		-	-	-
Wooer Primary School - Biomass Boiler	KCB23	A Mortimer	-	5,656	(5,656)			(5,656)	(5,655)	(1)	-	(1)	Green	Green		-	-	-
Mary Webb School - Biomass Boiler	KCB24	A Mortimer	-	5,486	(5,486)			(5,486)	(5,485)	(1)	-	(1)	Green	Green		-	-	-
<b>Total</b>					<b>(73,612)</b>			<b>(73,612)</b>	<b>(87,670)</b>	<b>14,058</b>	<b>14,058</b>					<b>14,058</b>		
<b>Planning Policy - Affordable Housing</b>																		
Affordable Housing - Idsall Crescent	K6AHF	A Mortimer	190,000	19,650	-			-	-	-	-	-	Green	Green		170,350	-	-
Affordable Housing - Rolling Fund	K6AHG	A Mortimer	Ongoing	-	-			-	-	-	-	-	Green	Green		33,500	300,000	-
Affordable Housing - Longford Turning, Market Drayton	K6AHM	A Mortimer	252,000	151,200	100,800			100,800	100,800	-	-	-	Green	Green		-	-	-
Affordable Housing - Combermere Court, Market Drayton	K6AHN	A Mortimer	378,000	226,800	151,200			151,200	151,200	-	-	-	Green	Green		-	-	-
Affordable Housing - Plas Fynnon, Oswestry	K6AHQ	A Mortimer	300,000	-	-			-	-	-	-	-	Green	Green		300,000	-	-
Shrewsbury Self Build Scheme	K6AHT	A Mortimer	300,000	-	40,000			40,000	-	40,000	40,000	-	Green	Green		300,000	-	-
Drapers Almshouses	K6AHU	A Mortimer	240,000	-	-			-	-	-	-	-	Green	Green		240,000	-	-

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Scheme Description	Code	Project Manager	Total Approved Scheme Budget £	Previous Years Spend £	Revised Budget P11 13/14 £	Budget Virements P12 £	Budget Inc/Dec P12 £	Revised Budget P12 13/14 £	Actual Spend 31/03/14 £	Spend to Budget Variance £	Slipped to 2014/15 £	No Longer required / available £	RAG Status Scheme on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget £	2015/16 Revised Budget £	2016/17 Revised Budget £
Community Led Affordable Housing Grant Scheme	K6AHV	A Mortimer	1,443,000	-	760,000			760,000	780,000	(20,000)	(20,000)		Green	Green		549,000	114,000	-
Affordable Housing Contributions Grant Scheme (S106)	K6AHW	A Mortimer	75,000	-	37,500			37,500	-	37,500	37,500		Green	Green		75,000	-	-
<b>Total Strategic Planning and Public Information</b>					<b>1,089,500</b>			<b>1,089,500</b>	<b>1,032,000</b>	<b>57,500</b>	<b>57,500</b>					<b>1,667,850</b>	<b>414,000</b>	<b>-</b>
<b>Broadband</b>																		
Broadband Project - Milestone 0	KB000	C Taylor	776,452	-	109,883			109,883	109,883	-	-		Green	Green		495,792	170,777	-
Broadband Project - Milestone 1	KB001	C Taylor	8,861,762	-	-			-	-	-	-		Green	Green		4,960,877	3,900,885	-
Broadband Project - Milestone 2	KB002	C Taylor	4,797,786	-	-			-	-	-	-		Green	Green		2,732,314	2,065,472	-
Broadband Project - Milestone 3	KB003	C Taylor	1,604,000	-	-			-	-	-	-		Green	Green		-	1,604,000	-
					<b>109,883</b>			<b>109,883</b>	<b>109,883</b>							<b>8,188,983</b>	<b>7,741,134</b>	<b>-</b>
<b>Total Business Growth and Prosperity</b>					<b>10,254,476</b>	<b>5,495</b>		<b>10,259,971</b>	<b>8,848,525</b>	<b>1,411,446</b>	<b>1,460,403</b>	<b>(48,957)</b>				<b>15,727,485</b>	<b>8,264,157</b>	<b>3,500,000</b>
<b>Total Commissioning</b>					<b>31,470,200</b>		<b>(15,787)</b>	<b>31,454,413</b>	<b>27,732,237</b>	<b>3,722,176</b>	<b>3,609,977</b>	<b>112,199</b>				<b>39,918,330</b>	<b>8,264,157</b>	<b>3,500,000</b>
<b>Adult Services</b>																		
<b>Social Care Operations</b>																		
<b>Adult Social Care</b>																		
Adults - DoH Grant	K5B71	R Houghton	Ongoing	-	-	7,808		7,808	-	7,808	7,808		Green	Green		474,592	314,663	-
Mount Pleasant - Shared Development Site	K5B60	R Houghton	470,253	160,449	289,804			289,804	292,741	(2,937)	(2,937)		Green	Green		17,063	-	-
Avalon - Extension & Alterations	K5B76	R Houghton	87,334	347	86,987			86,987	3,438	83,549	83,549		Green	Green		83,549	-	-
Aquamira	K5B78	R Houghton	-	-	2,993	(2,993)		-	-	-	-		Green	Green		-	-	-
Social Care Reform Grant	K5B80	R Houghton	157,815	140,041	17,774			17,774	-	17,774	17,774		Green	Green		17,774	-	-
Kempsfield - Fire Doors	K5B83	R Houghton	32,211	31,899	312			312	312	-	-		Green	Green		-	-	-
Mount Pleasant Bungalow Fit Out	K5B85	R Houghton	10,000	-	10,000			10,000	5,339	4,661	4,661		Green	Green		4,661	-	-
Four Rivers Specialist Beds	K5B87	R Houghton	25,000	-	25,000			25,000	-	25,000	25,000		Green	Green		25,000	-	-
Healthcare Call Monitoring	K5B88	R Houghton	251,413	3,264	48,149			48,149	-	48,149	48,149		Green	Green		248,149	-	-
Mobile Flexible Working	K5B89	R Houghton	200,000	5,891	44,109			44,109	5,244	38,865	38,865		Green	Green		188,865	-	-
Kempsfield - Specialist Accommodation	K5B90	R Houghton	100,000	-	-			-	-	-	-		Green	Green		100,000	-	-
Safe Place Hub - ALD's Louise House	K5B91	R Houghton	50,000	-	-			-	-	-	-		Green	Green		50,000	-	-
Development Trust Bungalow - Raven Site, Market Drayton	K5B94	R Houghton	571,000	400	220,600			220,600	172,525	48,075	48,075		Green	Green		398,075	-	-
Lawley Gardens - Bathroom Upgrade	K5B96	R Houghton	4,049	-	4,049			4,049	4,049	-	-		Green	Green		-	-	-
Shared Lives Dementia Respite Adaptations	K5B98	R Houghton	30,000	-	30,000			30,000	-	30,000	30,000		Green	Green		30,000	-	-
Adult Social Care Community Capital Grant Scheme	K5B01	R Houghton	40,000	-	-			-	-	-	-		Green	Green		40,000	-	-
Hardware - Implementation of Care Bill	K5B02	R Houghton	40,000	-	-			-	-	-	-		Green	Green		40,000	-	-
Extra Care Initiative	K5B03	R Houghton	39,791	-	-			-	-	-	-		Green	Green		39,791	-	-
Health & Safety	K5B06	R Houghton	Ongoing	-	4,815	(4,815)		-	-	-	-		Green	Green		-	-	-
<b>Total Assessment &amp; Eligibility</b>					<b>784,592</b>			<b>784,592</b>	<b>483,647</b>	<b>300,945</b>	<b>300,945</b>					<b>1,757,519</b>	<b>314,663</b>	<b>-</b>
<b>Total Adult Services</b>					<b>784,592</b>			<b>784,592</b>	<b>483,647</b>	<b>300,945</b>	<b>300,945</b>					<b>1,757,519</b>	<b>314,663</b>	<b>-</b>

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Scheme Description	Code	Project Manager	Total Approved Scheme Budget £	Previous Years Spend £	Revised Budget P11 13/14 £	Budget Virements P12 £	Budget Inc/Dec P12 £	Revised Budget P12 13/14 £	Actual Spend 31/03/14 £	Spend to Budget Variance £	Slipped to 2014/15 £	No Longer required / available £	RAG Status on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget £	2015/16 Revised Budget £	2016/17 Revised Budget £
<b>Children's Services</b>																		
<b>Children's Safeguarding</b>																		
<b>Early Years</b>																		
Short Breaks	K3L59	S Wilkins	453,887	221,345	232,542			232,542	207,352	25,190	25,190	-	Green	Green		25,190	-	-
Early Years & Childcare	K3L22	S Wilkins	Ongoing	-	-	4,953		4,953	-	4,953	4,953	-	Green	Green		-	-	-
Two Year Old Funding for Early Education	K3LA1	S Wilkins	204,028	46,770	76,000			76,000	76,000	-	-	-	Green	Green		81,258	-	-
Stoke on Tern Demountable	K3LA3	S Wilkins	7,000	-	1,360			1,360	3,687	(2,327)	(2,327)	-	Green	Green		3,313	-	-
Church Stretton Sure Start Roof	K3LA4	S Wilkins	-	-	3,818	(3,818)		-	-	-	-	-	Green	Green		-	-	-
Brown Clew Nursery	K3L01	S Wilkins	282,722	-	250,000	4,000		254,000	260,679	(6,679)	(6,679)	-	Green	Green		22,043	-	-
Richmond House Refurbishment	K3L02	S Wilkins	13,119	-	11,684	1,435		13,119	13,119	-	-	-	Green	Green		-	-	-
Kinnerley EY Demountable Refurb	K3L04	S Wilkins	9,642	-	9,642			9,642	-	9,642	9,642	-	Green	Green		9,642	-	-
Woodfield Infants Demountable Roof Works & Glazing	K3L05	S Wilkins	6,346	-	5,150			5,150	-	5,150	5,150	-	Green	Green		6,346	-	-
Mereside Primary - St Giles Pre-school Extension & Refurbishment	K3L06	S Wilkins	100,000	-	-			-	-	-	-	-	Green	Green		100,000	-	-
Crowmoor Primary - Nursery Toilet Accommodation	K3L08	S Wilkins	36,652	-	4,652			4,652	25,912	(21,260)	(21,260)	-	Green	Green		10,740	-	-
Longden - EY Demountable	K3L79	S Wilkins	360	-	-	360		360	360	-	-	-	Green	Green		-	-	-
Ruyton X1 Towns - Early Years Demountable	K3L82	S Wilkins	322,317	303,247	22,000	(2,930)		19,070	19,070	-	-	-	Green	Green		-	-	-
Morda Primary EY/CC Landscaping	K3L91	S Wilkins	13,290	13,273	17			17	16	1	-	-	Green	Green		-	-	-
<b>Total</b>					<b>616,865</b>	<b>4,000</b>		<b>620,865</b>	<b>606,194</b>	<b>14,671</b>	<b>14,669</b>	<b>2</b>				<b>341,757</b>		
<b>Children's Residential Care</b>																		
Children's Services	K3A41	K Bradshaw	28,081	25,536	2,545			2,545	2,545	( )	-	( )	Green	Green		-	-	-
LAC Disability Adaptations	K3A46	K Bradshaw	35,000	-	35,000			35,000	35,000	-	-	-	Green	Green		-	-	-
Havenbrook - External Buildings Conversion	K3A47	K Bradshaw	35,334	-	959			959	959	-	-	-	Green	Green		34,375	-	-
<b>Total</b>					<b>38,504</b>			<b>38,504</b>	<b>38,504</b>	<b>( )</b>		<b>( )</b>				<b>34,375</b>		
<b>Youth Work</b>																		
Youth - Oswestry Teenspace	K3EY4	R Parkes	2,735,667	2,681,777	53,890			53,890	5,494	48,396	48,396	-	Green	Green		48,396	-	-
<b>Total</b>					<b>53,890</b>			<b>53,890</b>	<b>5,494</b>	<b>48,396</b>	<b>48,396</b>					<b>48,396</b>		
<b>Total Children's Safeguarding</b>																		
					<b>709,259</b>	<b>4,000</b>		<b>713,259</b>	<b>650,192</b>	<b>63,067</b>	<b>63,065</b>	<b>1</b>				<b>424,528</b>		
<b>Learning &amp; Skills</b>																		
<b>Primary Schools</b>																		
Primary School Basic Need	K3AXJ	P Wilson	Ongoing	-	-			-	-	-	-	-	Green	Green		979,817	1,709,784	1,795,273
Primary School Refurbishment	K3AXK	P Wilson	Ongoing	-	23,837	21,241		45,078	23,837	21,241	21,241	-	Green	Green		171,295	-	-
Ellesmere Primary Basic Need	K3AX1	P Wilson	411,772	-	18,000	4,000		22,000	18,000	4,000	4,000	-	Green	Green		393,772	-	-
Wem St Peter's Classroom (Basic need)	K3059	P Wilson	279,445	252,292	27,153			27,153	27,153	( )	-	( )	Green	Green		-	-	-
Chirbury - School House Refurb	K3122	P Wilson	96,314	1,776	-			-	-	-	-	-	Green	Green		94,538	-	-
St Georges Primary - PPA/New Office/Secure Office	K3133	P Wilson	65,117	64,570	547			547	547	( )	-	( )	Green	Green		-	-	-
St Leonards Bridgnorth - KS1 Sink & Wet Areas	K3150	P Wilson	55,435	50,898	4,537			4,537	4,537	-	-	-	Green	Green		-	-	-
Pontesbury - Improving Staff Accom	K3151	P Wilson	60,289	60,289	11,192	(11,192)		-	-	-	-	-	Green	Green		-	-	-
Bridgnorth Castlefields - Nursery & Classbase	K3156	P Wilson	304,518	297,479	7,039			7,039	7,039	( )	-	( )	Green	Green		-	-	-
Oswestry Meadows - ICT Suite & Classroom Extension	K3157	P Wilson	92,417	90,421	1,996			1,996	1,996	-	-	-	Green	Green		-	-	-
West Felton Primary - Basic Need Demountable	K3161	P Wilson	183,526	171,331	12,195			12,195	4,023	8,172	8,172	-	Green	Green		8,172	-	-
Christ Church Cressage Primary - Secure Lobby	K3165	P Wilson	53,497	-	53,497			53,497	41,547	11,950	11,950	-	Green	Green		11,950	-	-
Hadnall Primary - GP Space	K3166	P Wilson	56,875	-	59,608	(2,733)		56,875	56,875	( )	-	( )	Green	Green		-	-	-
Pontesbury Primary - Secure Lobby / GP Space	K3168	P Wilson	75,899	70,971	4,928	(39)		4,928	4,928	( )	-	( )	Green	Green		-	-	-
St Peters Wem - Secure Lobby	K3169	P Wilson	32,150	31,269	881			881	881	( )	-	( )	Green	Green		-	-	-
Ford Trinity - Secure Lobby	K3170	P Wilson	77,428	195	77,233			77,233	67,810	9,423	9,423	-	Green	Green		9,423	-	-
Longnor - Secure Lobby	K3171	P Wilson	60,536	45,377	15,159			15,159	340	14,819	14,819	-	Green	Green		14,819	-	-
Wistanstow - Secure Lobby	K3172	P Wilson	34,851	-	34,851			34,851	31,091	3,760	3,760	-	Green	Green		3,760	-	-
Minsterley - Secure Lobby	K3174	P Wilson	11,567	11,827	(260)			(260)	(260)	( )	-	( )	Green	Green		-	-	-
Tilstock - Secure Lobby	K3176	P Wilson	40,763	37,743	5,413	(2,393)		3,020	3,020	-	-	-	Green	Green		-	-	-
Market Drayton - Basic Need	K3181	P Wilson	264,060	157,619	106,441			106,441	63,137	43,304	43,304	-	Green	Green		43,304	-	-
Whitchurch Infant School - Basic Need	K3182	P Wilson	307,825	-	10,000	2,000		12,000	16,000	(4,000)	(4,000)	-	Green	Green		291,825	-	-
Morda - Basic Need	K3184	P Wilson	195,652	178,908	16,744			16,744	12,664	4,080	4,080	-	Green	Green		4,080	-	-
Albrighton Primary - Toilet Refurbishment & Secure Lobby	K3A01	P Wilson	34,413	22,517	11,896			11,896	499	11,397	11,397	-	Green	Green		11,397	-	-
Alveley Primary - Alteration to Entrance Lobby	K3A02	P Wilson	20,742	-	20,743			20,743	12,587	8,156	8,156	-	Green	Green		8,156	-	-
Beckbury - Toilet Refurbishment	K3A03	P Wilson	14,787	-	14,787			14,787	14,787	( )	-	( )	Green	Green		-	-	-
Belvidere Primary - Creation of GP Space	K3A04	P Wilson	55,000	-	760			760	760	-	-	-	Green	Green		54,240	-	-
Bridgnorth St Leonards - Nursery Toilet Refurb	K3A05	P Wilson	37,938	32,167	5,771			5,771	842	4,929	4,929	-	Green	Green		4,929	-	-
Buildwas - Improve EFYS Outdoor Area	K3A06	P Wilson	16,185	-	16,185			16,185	16,185	( )	-	( )	Green	Green		-	-	-
Crowmoor - Toilet Refurbishment	K3A07	P Wilson	40,066	37,776	2,290			2,290	-	-	-	-	Green	Green		-	-	-
Highley - Reconfigure Office Area & Accessible Toilet	K3A08	P Wilson	30,000	-	-			-	-	-	-	-	Green	Green		30,000	-	-
Hinestock - Creation of GP Space	K3A11	P Wilson	52,974	34,307	18,667			18,667	10,961	7,706	7,706	-	Green	Green		7,706	-	-
Hodnet - KS1 & KS2 Toilet Refurb	K3A12	P Wilson	41,902	41,730	172			172	172	-	-	-	Green	Green		-	-	-
Ludlow Infants - Creation of PPA Space	K3A13	P Wilson	28,876	11,820	17,056			17,056	16,106	950	950	-	Green	Green		950	-	-
Morville - Secure Lobby	K3A17	P Wilson	70,000	-	-			-	-	-	-	-	Green	Green		70,000	-	-
Much Wenlock - Secure Lobby Doors	K3A18	P Wilson	4,439	-	5,002	(563)		4,439	4,439	-	-	-	Green	Green		-	-	-
Selatlyn Staff Room	K3A20	P Wilson	43,136	43,021	115			115	115	-	-	-	Green	Green		-	-	-
St Andrews Shifnal KS2 GP Space	K3A21	P Wilson	98,000	2,886	95,114			95,114	91,028	4,086	4,086	-	Green	Green		4,086	-	-
St Giles Shrewsbury - GP Space	K3A22	P Wilson	107,964	378	107,586			107,586	51,043	56,543	56,543	-	Green	Green		56,543	-	-

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Scheme Description	Code	Project Manager	Total Approved Scheme Budget	Previous Years Spend	Revised Budget P11 13/14	Budget Virements P12	Budget Inc/Dec P12	Revised Budget P12 13/14	Actual Spend 31/03/14	Spend to Budget Variance	Slipped to 2014/15	No Longer required / available	RAG Status Scheme on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget	2015/16 Revised Budget	2016/17 Revised Budget
			£	£	£	£	£	£	£	£	£	£				£	£	£
Shifnal Primary KS2 Upper & Lower Toilets	K3A23	P Wilson	56,154	45,456	10,698			10,698	-	10,698	10,698		Green	Green		10,698	-	-
Stoke on Tern Secure Lobby	K3A25	P Wilson	27,750	19,620	8,130			8,130	418	7,712	7,712		Green	Green		7,712	-	-
Sundome Infants - Nursery & Reception Toilet refurb	K3A26	P Wilson	82,242	-	82,242			82,242	80,885	1,357	1,357		Green	Green		1,357	-	-
Woodfield Infants - Refurb Nursery Demountable/Secure Lobby	K3A30	P Wilson	208,838	174,058	34,780			34,780	3,983	30,797	30,797		Green	Green		30,797	-	-
Woodside Primary - Classroom Extension	K3A32	P Wilson	101,567	73,622	27,945			27,945	-	27,945	27,945		Green	Green		27,945	-	-
Radbrook Primary - Fire exit to hall	K3A33	P Wilson	9,626	9,626	-			-	-	-	-		Green	Green		-	-	-
Hodnet Car park Extension	K3A50	P Wilson	5,795	-	5,795			5,795	5,795	-	-		Green	Green		-	-	-
St John the Baptist, Ruyton X1 Towns Wireless Network	K3A51	P Wilson	10,334	-	10,334			10,334	10,335	(1)	-	(1)	Green	Green		-	-	-
Wilfred Owen ICT Purchases	K3A52	P Wilson	8,183	-	8,183			8,183	8,183	-	-		Green	Green		-	-	-
Buidwas Primary - Demountable Toilets Refurbishment & Re-roof	K3A53	P Wilson	89,504	-	1,050			1,050	420	630	630		Green	Green		89,084	-	-
Kinlet Primary - Heads Office/PPA/Lobby Works	K3A54	P Wilson	81,030	-	-			-	-	-	-		Green	Green		81,030	-	-
Bridgnorth Castlefields - KS2 Toilets Refurbishment	K3A55	P Wilson	10,904	-	11,990	(1,086)		10,904	10,904	(1)	-	(1)	Green	Green		-	-	-
Beckbury - Improve Outside EYFS Area	K3A56	P Wilson	20,314	-	20,314			20,314	18,223	2,091	2,091		Green	Green		2,091	-	-
Radbrook Primary - Secure Lobby	K3A57	P Wilson	44,400	-	14,400			14,400	14,400	-	14,400		Green	Green		44,400	-	-
St. Thomas & St. Anne CE Primary School, Hanwood - Secure Lobby	K3A58	P Wilson	79,322	-	13,250			13,250	865	12,385	12,385		Green	Green		78,457	-	-
Worthen Primary - Secure Lobby	K3A59	P Wilson	35,520	-	5,520			5,520	195	5,325	5,325		Green	Green		35,325	-	-
St Lawrence, Church Stretton - Secure Lobby & Office Extension	K3A60	P Wilson	77,700	-	17,700			17,700	-	17,700	17,700		Green	Green		77,700	-	-
Church Preen Primary - Infants Toilet Refurbishment	K3A61	P Wilson	12,495	-	13,378	(883)		12,495	12,495	(1)	-	(1)	Green	Green		-	-	-
Rushbury Primary - Toilet Refurbishment & Secure Lobby	K3A62	P Wilson	10,097	-	10,673	(576)		10,097	10,097	-	-		Green	Green		-	-	-
Burford Primary - Toilet Refurbishment	K3A63	P Wilson	22,817	-	22,817			22,817	19,428	3,389	3,389		Green	Green		3,389	-	-
Brockton Primary - Toilet Refurbishment	K3A64	P Wilson	22,592	-	22,592			22,592	11,238	11,354	11,354		Green	Green		11,354	-	-
Stoke on Tern - Toilet Refurbishment	K3A65	P Wilson	14,459	-	14,459			14,459	14,459	-	-		Green	Green		-	-	-
West Felton Primary - Lobby/Office/Staffroom Improvements	K3A66	P Wilson	99,900	-	20,000			20,000	22,156	(2,156)	(2,156)		Green	Green		77,744	-	-
Crittins Primary - Secure Lobby	K3A67	P Wilson	48,133	-	48,133			48,133	28,050	20,083	20,083		Green	Green		20,083	-	-
Newtown - Secure Lobby	K3A69	P Wilson	20,167	-	22,200	(2,033)		20,167	20,167	-	-		Green	Green		-	-	-
Cheswardine - Create Internal Staffroom	K3A70	P Wilson	97,903	-	10,000			10,000	385	9,615	9,615		Green	Green		97,518	-	-
Cleobury Mortimer ICT	K3A71	P Wilson	25,144	-	25,144			25,144	25,144	-	-		Green	Green		-	-	-
Castlefields Bridgnorth - ICT Upgrade	K3A72	P Wilson	32,524	-	32,524			32,524	32,523	1	1		Green	Green		-	-	-
Hitchurch Infant School - Paving Replacement	K3A73	P Wilson	25,182	-	25,182			25,182	21,963	3,219	3,219		Green	Green		3,219	-	-
Longlands Car park Improvement	K3A74	P Wilson	11,269	-	11,270			11,270	11,185	85	85		Green	Green		84	-	-
St Peter's Wem - KS1 Access Ramp	K3A75	P Wilson	7,295	-	7,295			7,295	7,295	-	-		Green	Green		-	-	-
Shifnal Primary Wireless Network	K3A76	P Wilson	10,465	-	10,465			10,465	10,465	(1)	-	(1)	Green	Green		-	-	-
Woodfield Infants - Toilet Refurbishment	K3A77	P Wilson	72,297	-	72,297			72,297	66,600	5,697	5,697		Green	Green		5,697	-	-
Market Drayton Infant - External access & provision of Wetroom	K3A78	P Wilson	17,183	-	17,393	(210)		17,183	17,183	-	-		Green	Green		-	-	-
Church Preen Enhancement ICT	K3A79	P Wilson	7,493	-	7,493	(70)		7,493	7,493	-	-		Green	Green		-	-	-
St Peter's, Wem - New Office	K3A80	P Wilson	4,354	-	4,354			4,354	4,355	(1)	-	(1)	Green	Green		-	-	-
Stoke on Tern - Refurb FS Play	K3A81	P Wilson	5,619	-	5,619			5,619	5,619	-	-		Green	Green		-	-	-
Moore ICT Upgrade	K3A82	P Wilson	13,270	-	13,701	(431)		13,270	13,270	(1)	-	(1)	Green	Green		-	-	-
Beckbury Fire Alarm System	K3A83	P Wilson	5,074	-	5,074			5,074	-	5,074	5,074		Green	Green		5,074	-	-
Cockshutt ICT Upgrade	K3A84	P Wilson	1,332	-	1,332			1,332	-	1,332	1,332		Green	Green		1,332	-	-
Ellesmere Primary - Secure Lobby/Reception	K3A85	P Wilson	50,519	-	-			-	-	-	-		Green	Green		50,519	-	-
Harlescott Junior Toilet Refurb	K3A86	P Wilson	49,050	-	-			-	-	-	-		Green	Green		49,050	-	-
St George's Toilet Refurb	K3A87	P Wilson	59,950	-	-			-	-	-	-		Green	Green		59,950	-	-
St John The Baptist Secure Lobby	K3A88	P Wilson	7,770	-	-			-	-	-	-		Green	Green		7,770	-	-
Longnor Primary GP Space	K3A89	P Wilson	33,300	-	-			-	-	-	-		Green	Green		33,300	-	-
Rushbury Primary Reception & Playground	K3A90	P Wilson	33,300	-	-			-	-	-	-		Green	Green		33,300	-	-
St Lawrence, Church Stretton, Lobby & Office Extension	K3A91	P Wilson	77,700	-	-			-	-	-	-		Green	Green		77,700	-	-
Stokesay Primary Toilet Reburb Annex	K3A92	P Wilson	38,150	-	-			-	-	-	-		Green	Green		38,150	-	-
Wistanstow Primary GP Space	K3A93	P Wilson	9,199	-	-			-	-	-	-		Green	Green		9,199	-	-
Belvidere Primary GP Room	K3A94	P Wilson	54,500	-	-			-	-	-	-		Green	Green		54,500	-	-
Trinity Primary Security System Upgrade	K3A95	P Wilson	2,733	-	-			-	-	-	-		Green	Green		2,733	-	-
Belvidere Primary Toilet Refurb	K3A96	P Wilson	56,680	-	-			-	-	-	-		Green	Green		56,680	-	-
Belvidere Science College Toilet Refurb	K3A97	P Wilson	81,750	-	-			-	-	-	-		Green	Green		81,750	-	-
Weston Rhyn Secure Lobby	K3A98	P Wilson	8,880	-	-			-	-	-	-		Green	Green		8,880	-	-
Hinstock Primary Reconfigure Boys/Girls Toilets	K3A99	P Wilson	21,800	-	-			-	-	-	-		Green	Green		21,800	-	-
Stoke on Tern Primary GP Room	K3AA1	P Wilson	35,280	-	-			-	-	-	-		Green	Green		35,280	-	-
<b>Total</b>					<b>1,502,970</b>	<b>5,032</b>		<b>1,508,002</b>	<b>1,108,756</b>	<b>399,246</b>	<b>399,246</b>					<b>3,607,412</b>	<b>1,709,784</b>	<b>1,795,273</b>
<b>School Amalgamations</b>																		
School Amalgamations - Contingency	K3061	P Wilson	Ongoing	-	-			-	-	-	-		Green	Green		323,946	-	-
Mount Pleasant	K3200	P Wilson	2,908,208	2,817,356	49,852			49,852	-	49,852	49,852		Green	Green		90,852	-	-
Holy Trinity	K3201	P Wilson	2,069,679	1,957,760	111,919			111,919	50,309	61,610	61,610		Green	Green		61,610	-	-
Oakmeadow	K3202	P Wilson	4,671,540	4,610,745	60,795			60,795	59,024	1,771	1,771		Green	Green		1,771	-	-
Grange	K3203	P Wilson	1,659,604	1,629,845	29,759			29,759	29,759	-	-		Green	Green		-	-	-
Mereside	K3204	P Wilson	1,237,643	1,189,377	48,266			48,266	47,537	729	729		Green	Green		729	-	-
Bishop Hooper	K3094	P Wilson	3,440,817	3,390,533	11,670			11,670	11,526	144	144		Green	Green		38,758	-	-
Buntingsdale - Nursery Extension /Additional Toilets/Secure Lobby	K3206	P Wilson	282,241	251,029	31,212			31,212	8,448	22,764	22,764		Green	Green		22,764	-	-
Shawbury Primary / St Mary's Amalgamation	K3207	P Wilson	1,997,001	359,752	1,472,140			1,472,140	1,479,125	(6,985)	(6,985)		Green	Green		158,124	-	-
Shawbury Amalgamation - Furniture Allocation	K3214	P Wilson	10,000	-	10,000			10,000	1,961	8,039	8,039		Green	Green		8,039	-	-
St Martins - All Through School	K3208	P Wilson	3,359,846	267,602	1,938,041			1,938,041	2,139,342	(201,301)	(201,301)		Green	Green		952,902	-	-
<b>Total</b>					<b>3,763,654</b>			<b>3,763,654</b>	<b>3,827,032</b>	<b>(63,378)</b>	<b>(63,378)</b>					<b>1,659,495</b>		
<b>Secondary Schools</b>																		
Secondary School Refurbishment	K3BXK	P Wilson	Ongoing	-	22,447	2,969		25,416	23,837	1,579	1,579		Green	Green		226,177	-	-

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Scheme Description	Code	Project Manager	Total Approved Scheme Budget £	Previous Years Spend £	Revised Budget P11 13/14 £	Budget Virements P12 £	Budget Inc/Dec P12 £	Revised Budget P12 13/14 £	Actual Spend 31/03/14 £	Spend to Budget Variance £	Slipped to 2014/15 £	No Longer required / available £	RAG Status Scheme on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget £	2015/16 Revised Budget £	2016/17 Revised Budget £
William Brookes School Renewal	K3BY5	P Wilson	27,036,168	27,028,318	6,791	1,059		7,850	7,850	(-)	-	0	Green	Green		-	-	-
Church Stretton - Sports Hall	K3BZ1	P Wilson	3,118,874	3,102,250	16,624			16,624	-	16,624	16,624	-	Green	Green		16,624	-	-
Idsall School Refurbish School Hall & Performing Arts Room	K3084	P Wilson	36,218	36,218	3,304	(3,304)		-	-	-	-	-	Green	Green		-	-	-
Oldbury Wells Sports Hall	K3155	P Wilson	1,710,000	1,594,571	51,387			51,387	51,780	(393)	(393)	-	Green	Green		63,649	-	-
Meole Brace Secondary - Classroom Refurbishment	K3180	P Wilson	104,112	95,152	8,960			8,960	512	8,448	8,448	-	Green	Green		8,448	-	-
Oldbury Wells - CCTV	K3186	P Wilson	12,243	11,232	1,011			1,011	1,011	-	-	-	Green	Green		-	-	-
Mary Webb - CCTV	K3188	P Wilson	15,524	-	15,524			15,524	15,524	-	-	-	Green	Green		-	-	-
Bishops Castle Community College - CCTV	K3191	P Wilson	12,574	9,737	2,837			2,837	2,836	1	-	1	Green	Green		-	-	-
Thomas Adams - CCTV	K3192	P Wilson	13,308	12,772	536			536	536	(-)	-	0	Green	Green		-	-	-
Lacon Childe - CCTV	K3196	P Wilson	8,572	6,013	2,559			2,559	2,559	-	-	-	Green	Green		-	-	-
Sir John Talbot - CCTV	K3198	P Wilson	24,928	3,641	21,287			21,287	21,287	-	-	-	Green	Green		-	-	-
Church Stretton - CCTV	K3199	P Wilson	21,930	-	21,930			21,930	21,930	-	-	-	Green	Green		-	-	-
Idsall School - MUGA Surface Replace	K3B01	P Wilson	51,375	-	51,375			51,375	51,375	-	-	-	Green	Green		-	-	-
Thomas Adams ICT Purchases	K3B02	P Wilson	22,237	-	22,237			22,237	22,238	(1)	-	(1)	Green	Green		-	-	-
Meole Brace Secondary - Toilet Refurbishment	K3B04	P Wilson	53,396	-	53,466	(724)		52,742	52,742	-	-	-	Green	Green		654	-	-
Ludlow Secondary - Toilet Refurbishment	K3B05	P Wilson	22,501	-	22,501			22,501	15,398	7,103	7,103	-	Green	Green		7,103	-	-
Belvidere ICT Equipment	K3B06	P Wilson	16,905	-	17,000	(95)		16,905	16,905	-	-	-	Green	Green		-	-	-
Thomas Adams Car Park Improvements	K3B07	P Wilson	12,458	-	12,458			12,458	12,458	(-)	-	0	Green	Green		-	-	-
Meole Brace New Floor Classroom S7	K3B08	P Wilson	25,000	-	-			-	-	-	-	-	Green	Green		25,000	-	-
Lacon Childe Games Hall Lighting Upgrade	K3B09	P Wilson	15,720	-	15,000			15,000	-	15,000	15,000	-	Green	Green		15,720	-	-
Rhyn Park Games Hall Lighting Upgrade	K3B10	P Wilson	13,869	-	-			-	-	-	-	-	Green	Green		13,869	-	-
Thomas Adams Games Hall Lighting Upgrade	K3B11	P Wilson	17,567	-	-			-	-	-	-	-	Green	Green		17,567	-	-
Ludlow School Sports Hall Lighting Upgrade	K3B12	P Wilson	15,000	-	-			-	-	-	-	-	Green	Green		15,000	-	-
Meole Brace - Toilets Near Entrance	K3B13	P Wilson	47,000	-	-			-	-	-	-	-	Green	Green		47,000	-	-
Meole Brace Drama Room Lighting Upgrade	K3B14	P Wilson	21,590	-	-			-	-	-	-	-	Green	Green		21,590	-	-
Mary Webb Sports Hall Lighting Upgrade	K3B15	P Wilson	18,000	-	-			-	-	-	-	-	Green	Green		18,000	-	-
Ludlow School Refurb of Science Classrooms	K3B16	P Wilson	157,478	-	-			-	-	-	-	-	Green	Green		157,478	-	-
Lacon Childe Refurb of Science Classrooms	K3B17	P Wilson	108,960	-	-			-	-	-	-	-	Green	Green		108,960	-	-
Oldbury Wells Improved Science Room/Arts	K3B18	P Wilson	58,000	-	-			-	-	-	-	-	Green	Green		58,000	-	-
Thomas Adams Upgrade Changing Rooms	K3B19	P Wilson	58,000	-	-			-	-	-	-	-	Green	Green		58,000	-	-
Meole Brace - New Staircase in Maths Block	K3B20	P Wilson	36,000	-	-			-	-	-	-	-	Green	Green		36,000	-	-
Lacon Childe DT Room Floor	K3B21	P Wilson	10,000	-	-			-	-	-	-	-	Green	Green		10,000	-	-
<b>Total</b>					<b>369,234</b>	<b>(95)</b>		<b>369,139</b>	<b>320,778</b>	<b>48,361</b>	<b>48,361</b>	<b>1</b>				<b>924,839</b>		
<b>Universal Infant Free School Meals</b>																		
Universal Infant Free School Meals	K3FSM	P Wilson	12,200	-	-			-	-	-	-	-	Green	Green		12,200	-	-
<b>Total</b>																<b>12,200</b>		
<b>14-19 Special Education Diploma</b>																		
Bridgnorth New Centre (Idsall) - 14-19 Diploma Learning	K3F02	J Vernon	583,269	577,319	5,950			5,950	-	5,950	5,950	-	Green	Green		5,950	-	-
Sir John Talbots - 14-19 Coach House	K3F06	J Vernon	638,513	577,969	-			-	-	-	-	-	Green	Green		60,544	-	-
BCCC - 14-19 Diploma Environment	K3F43	J Vernon	202,000	187,811	14,189			14,189	3,342	10,847	10,847	-	Green	Green		10,847	-	-
<b>Total</b>					<b>20,139</b>			<b>20,139</b>	<b>3,342</b>	<b>16,797</b>	<b>16,797</b>					<b>77,341</b>		
<b>Harnessing Technology</b>																		
Harnessing ICT	K36B2	P Wilson	Ongoing	0	6,001			6,001	-	6,001	6,001	-	Green	Green		6,001	-	-
Schools ICT Hardware Upgrade	K36B5	P Wilson	60,000	9,483	50,517			50,517	47,614	2,903	2,903	-	Green	Green		2,903	-	-
SLG Start up costs/server	K36B6	P Wilson	10,000	-	10,000			10,000	1,500	8,500	8,500	-	Green	Green		8,500	-	-
<b>Total</b>					<b>66,518</b>			<b>66,518</b>	<b>49,114</b>	<b>17,404</b>	<b>17,404</b>					<b>17,404</b>		
<b>Asset Management Plan - Condition/Suitability</b>																		
AMP Condition	K3R24	P Wilson	Ongoing	-	34,169	13,847		48,016	34,169	13,847	13,847	-	Green	Green		1,220,499	-	-
Adderley Primary - re-new roofing to demountable	K3R41	P Wilson	9,810	-	9,810			9,810	-	9,810	9,810	-	Green	Green		9,810	-	-
Alveley Primary tiled roof repairs - Hall/Kitchen/Entrance	K3R42	P Wilson	25,639	-	25,639			25,639	16,571	9,068	9,068	-	Green	Green		9,068	-	-
Buildwas Primary - Part Replacement Rotten Roof Joists	K3R44	P Wilson	16,023	751	15,272			15,272	2,650	12,622	12,622	-	Green	Green		12,622	-	-
Chirbury School - Structural Floor	K3R45	P Wilson	8,421	8,363	58			58	58	-	-	-	Green	Green		-	-	-
Coleham Primary - Stonework Repairs	K3R46	P Wilson	60,000	-	30,000			30,000	16,728	13,272	13,272	-	Green	Green		43,272	-	-
Ellesmere Primary - Window Replacement	K3R47	P Wilson	31,709	31,709	2,562	(2,562)		-	-	-	-	-	Green	Green		-	-	-
Harlescott Primary - Re-roofing	K3R51	P Wilson	186,905	137,451	49,454			49,454	135	49,319	49,319	-	Green	Green		49,319	-	-
Idsall - Re-roofing of Hall	K3R52	P Wilson	45,258	228	45,030			45,030	45,029	1	-	1	Green	Green		-	-	-
Idsall School - Re-roofing General	K3R53	P Wilson	56,215	50,245	5,970			5,970	-	5,970	5,970	-	Green	Green		5,970	-	-
Ludlow Secondary - Re-roof Maths Block	K3R54	P Wilson	50,275	44,148	6,127			6,127	-	6,127	6,127	-	Green	Green		6,127	-	-
Market Drayton Jnrs - Re-new Asphalt Roof	K3R56	P Wilson	15,260	-	15,260			15,260	-	15,260	15,260	-	Green	Green		15,260	-	-
Mary Webb - Roofing	K3R57	P Wilson	106,418	103,993	2,425			2,425	(6,696)	9,121	9,121	-	Green	Green		9,121	-	-
Meole Brace Secondary - Roofing	K3R58	P Wilson	43,836	33,342	10,494			10,494	2,309	8,185	8,185	-	Green	Green		8,185	-	-
Mereside Primary - Roof Repairs	K3R59	P Wilson	27,250	2,710	24,540			24,540	6,018	18,522	18,522	-	Green	Green		18,522	-	-
Much Wenlock Primary - Re Wire Lighting/Cabling	K3R60	P Wilson	161,392	158,576	3,042	(226)		2,816	2,816	-	-	-	Green	Green		-	-	-
St Leonards Bridgnorth - Re-roofing	K3R61	P Wilson	65,099	64,984	115			115	115	-	-	-	Green	Green		-	-	-
Stottesdon Primary - Re-roofing/Plain Tiles, Slippage	K3R62	P Wilson	54,210	3,614	50,596			50,596	43,932	6,664	6,664	-	Green	Green		6,664	-	-
Thomas Adams School - Replace Roof Stannier Hall	K3R64	P Wilson	49,555	240	49,315			49,315	44,312	5,003	5,003	-	Green	Green		5,003	-	-
Thomas Adams School - Replace Woodwork Stannier Hall	K3R65	P Wilson	11,151	-	-			-	-	-	-	-	Green	Green		11,151	-	-
West Felton Primary - Re-roof Demountable	K3R67	P Wilson	17,309	9,261	8,048			8,048	-	8,048	8,048	-	Green	Green		8,048	-	-
Woodside Primary - Re-Roof Demountable	K3R68	P Wilson	19,435	19,435	1,529	(1,529)		-	-	-	-	-	Green	Green		-	-	-
Clive Primary - Ventilation Works	K3R69	P Wilson	5,450	-	5,450			5,450	-	5,450	5,450	-	Green	Green		5,450	-	-
Sundorne Infants - Skylight Replacement	K3R70	P Wilson	6,905	6,737	168			168	167	1	-	1	Green	Green		-	-	-
Whitchurch Infants - Re-Roof Demountable	K3R71	P Wilson	5,500	-	5,500			5,500	-	5,500	5,500	-	Green	Green		5,500	-	-

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Scheme Description	Code	Project Manager	Total Approved Scheme Budget	Previous Years Spend	Revised Budget P11 13/14	Budget Virements P12	Budget Inc/Dec P12	Revised Budget P12 13/14	Actual Spend 31/03/14	Spend to Budget Variance	Slipped to 2014/15	No Longer required / available	RAG Status Scheme on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget	2015/16 Revised Budget	2016/17 Revised Budget
			£	£	£	£	£	£	£	£	£	£				£	£	£
Meraside Primary - Upgrade Electrics	K3R75	P Wilson	84,584	206	84,378			84,378	126,806	(42,428)	(42,428)		Green	Green		(42,428)	-	-
Sir John Talbots - Roof	K3R78	P Wilson	4,000	-	4,000			4,000	-	4,000	4,000		Green	Green		4,000	-	-
St Georges Primary - roof repairs	K3RA1	P Wilson	15,000	-	15,000			15,000	-	15,000	15,000		Green	Green		15,000	-	-
Woodfield Infants - roof repairs	K3RA2	P Wilson	22,000	-	22,000			22,000	-	22,000	22,000		Green	Green		22,000	-	-
Ludlow Secondary - re-roof e block	K3RA3	P Wilson	138,174	-	138,174			138,174	73,357	64,817	64,817		Green	Green		64,817	-	-
Alveley Primary - replace guttering	K3RA4	P Wilson	10,000	-	-			-	-	-	-		Green	Green		10,000	-	-
Alveley Primary - replace render	K3RA5	P Wilson	18,000	-	-			-	-	-	-		Green	Green		18,000	-	-
Bishops Castle Primary - hall lighting	K3RA6	P Wilson	8,000	-	-			-	-	-	-		Green	Green		8,000	-	-
Cleobury Mortimer Primary - re-wire	K3RA7	P Wilson	227,100	-	20,000			20,000	18,482	1,518	1,518		Green	Green		208,618	-	-
Ellesmere Primary - heating controls	K3RA8	P Wilson	10,000	-	10,000			10,000	4,845	5,155	5,155		Green	Green		5,155	-	-
St Peters Wem - replace metal windows	K3RA9	P Wilson	25,787	-	28,366	(2,579)		25,787	25,787	(-)	-	(-)	Green	Green		-	-	-
St Peters Wem - repairs to nursery demountable	K3RB1	P Wilson	19,947	-	19,947			19,947	19,947	-	-		Green	Green		-	-	-
Harlescott Jnr - final phase re-wire	K3RB3	P Wilson	41,539	-	41,653	(114)		41,539	41,539	-	-		Green	Green		-	-	-
Sundorne Infants - roof replacement/repairs	K3RB4	P Wilson	27,023	-	30,000	(2,977)		27,023	27,023	-	-		Green	Green		-	-	-
Sundorne Infants - replace skylights	K3RB5	P Wilson	10,000	-	-			-	-	-	-		Green	Green		10,000	-	-
Crowmoor Primary - boiler replacement	K3RB6	P Wilson	64,913	-	64,913			64,913	64,913	(-)	-	(-)	Green	Green		-	-	-
St Lucias Upton Magna - flat roof repairs/replacement	K3RB7	P Wilson	26,416	-	29,909	(3,493)		26,416	26,416	(-)	-	(-)	Green	Green		-	-	-
Nescliffe Primary - flat roof repairs/replacement	K3RB8	P Wilson	41,864	-	42,231	(367)		41,864	41,864	(-)	-	(-)	Green	Green		-	-	-
Prees Primary - flat roof replace/high level windows	K3RB9	P Wilson	107,671	-	107,671			107,671	77,369	30,302	30,302		Green	Green		30,302	-	-
Market Drayton Longlands - re-wire middle school	K3RC1	P Wilson	239,015	-	239,015			239,015	220,475	18,540	18,540		Green	Green		18,540	-	-
St Lucias Upton Magna - re-wire whole school	K3RC2	P Wilson	139,558	-	139,558			139,558	139,465	93	93		Green	Green		93	-	-
Belvidere School - re-roof technology block	K3RC4	P Wilson	60,000	-	60,000			60,000	46,617	13,383	13,383		Green	Green		13,383	-	-
Norbury Primary - Replace 8 x metal windows	K3RC5	P Wilson	10,528	-	10,528			10,528	4,905	5,623	5,623		Green	Green		5,623	-	-
Sundorne Youth/TMBSS - Re roofing	K3RC6	P Wilson	100,000	-	17,818			17,818	17,818	(-)	-	(-)	Green	Green		82,182	-	-
St Andrews Shifnal - Boiler Replacement	K3RC7	P Wilson	4,000	-	4,000			4,000	-	4,000	4,000		Green	Green		4,000	-	-
Harlescott Junior School - Refenestration	K3RC8	P Wilson	25,034	-	25,034			25,034	-	25,034	25,034		Green	Green		25,034	-	-
Woodfield Infants - Drainage	K3RC9	P Wilson	5,450	-	-			-	-	-	-		Green	Green		5,450	-	-
Bomere Heath - Refenestration	K3RD1	P Wilson	29,737	-	29,737			29,737	29,737	-	29,737		Green	Green		29,737	-	-
Cushbury Primary Re Roof Pitch Roof	K3RD2	P Wilson	70,850	-	-			-	-	-	-		Green	Green		70,850	-	-
Cushbury Primary - Chimney Demolition	K3RD3	P Wilson	10,900	-	-			-	-	-	-		Green	Green		10,900	-	-
Alveley Primary - Replace Quad Window	K3RD4	P Wilson	15,656	-	15,656			15,656	7,288	8,368	8,368		Green	Green		8,368	-	-
Belvidere School - Upgrade Electrics	K3RD5	P Wilson	20,690	-	-			-	-	-	-		Green	Green		20,690	-	-
Alveley School - Replace Glass Windows	K3RD6	P Wilson	5,450	-	-			-	-	-	-		Green	Green		5,450	-	-
St Peters Wem - Replace Windows & Doors	K3RD7	P Wilson	10,243	-	10,243			10,243	9,472	771	771		Green	Green		771	-	-
St Peters Wem - Replace Classroom Windows	K3RD8	P Wilson	25,114	-	-			-	-	-	-		Green	Green		25,114	-	-
Welshampton - Septic Tank	K3RD9	P Wilson	34,990	-	-			-	3,375	(3,375)	(3,375)		Green	Green		31,615	-	-
Wrighton Junior Bring Single Pipe Heating System above Floor	K3RE1	P Wilson	92,034	-	-			-	-	-	-		Green	Green		92,034	-	-
Alveley Primary Demolition & Make Good External Store	K3RE2	P Wilson	21,800	-	-			-	-	-	-		Green	Green		21,800	-	-
Beckbury Replace Demountable Floor	K3RE3	P Wilson	10,570	-	-			-	-	-	-		Green	Green		10,570	-	-
Belvidere Primary Re-roof Nursery Demountable	K3RE4	P Wilson	15,473	-	-			-	-	-	-		Green	Green		15,473	-	-
Belvidere Primary Demountable Window Replacement	K3RE5	P Wilson	-	-	-			-	-	-	-		Green	Green		-	-	-
Belvidere Science College Re-roof admin area & corridor	K3RE6	P Wilson	65,400	-	-			-	-	-	-		Green	Green		65,400	-	-
Bomere Heath Insulate Ceiling Voids	K3RE7	P Wilson	19,620	-	-			-	-	-	-		Green	Green		19,620	-	-
Bridgnorth Castlefields Replace Windows Toilets & Class 3/4	K3RE8	P Wilson	8,720	-	-			-	-	-	-		Green	Green		8,720	-	-
Bryn Offa Primary Boiler & Controls Upgrade	K3RE9	P Wilson	54,500	-	-			-	-	-	-		Green	Green		54,500	-	-
Burford Primary Re-Roof Main Block Flat Roof	K3RF2	P Wilson	19,799	-	-			-	-	-	-		Green	Green		19,799	-	-
Church Preen Primary Re-Roof Flat Roof	K3RF3	P Wilson	109,000	-	-			-	-	-	-		Green	Green		109,000	-	-
Coleham Primary External Walls, Windows & Doors	K3RF4	P Wilson	88,290	-	-			-	-	-	-		Green	Green		88,290	-	-
Coleham Primary Part Re-Roof Main School	K3RF5	P Wilson	54,500	-	-			-	-	-	-		Green	Green		54,500	-	-
Crowmoor Primary General Roof Repairs	K3RF6	P Wilson	27,250	-	-			-	-	-	-		Green	Green		27,250	-	-
Ellesmere Primary Replace Hall & Classroom Windows Phase 2	K3RF7	P Wilson	32,700	-	-			-	-	-	-		Green	Green		32,700	-	-
Greenfields Primary Boiler & Controls Upgrade	K3RF8	P Wilson	54,500	-	-			-	-	-	-		Green	Green		54,500	-	-
Grove School Curtain Walling	K3RF9	P Wilson	87,200	-	-			-	-	-	-		Green	Green		87,200	-	-
Harlescott Junior Floor Screed Issues & New Flooring	K3RG1	P Wilson	15,805	-	-			-	-	-	-		Green	Green		15,805	-	-
Highley Primary Music Room Fenestration	K3RG2	P Wilson	13,080	-	-			-	-	-	-		Green	Green		13,080	-	-
Highley Primary Re-Wire	K3RG3	P Wilson	109,000	-	-			-	-	-	-		Green	Green		109,000	-	-
Idsall School Localised Re-Roof	K3RG4	P Wilson	32,700	-	-			-	-	-	-		Green	Green		32,700	-	-
John Wilkinson Primary Nurse External Repairs	K3RG5	P Wilson	10,900	-	-			-	-	-	-		Green	Green		10,900	-	-
Kinlet Primary Replace Timber Windows Stone Building	K3RG6	P Wilson	6,540	-	-			-	-	-	-		Green	Green		6,540	-	-
Kinlet Primary Replace Render Gable Wall	K3RG7	P Wilson	4,360	-	-			-	-	-	-		Green	Green		4,360	-	-
Kinnerley Primary Demountable Roof Over Roof	K3RG8	P Wilson	8,720	-	-			-	-	-	-		Green	Green		8,720	-	-
Ludlow Infants Renew Area of Fenestration	K3RG9	P Wilson	29,853	-	-			-	-	-	-		Green	Green		29,853	-	-
Ludlow Junior Renew Area of Fenestration	K3RH1	P Wilson	29,493	-	-			-	-	-	-		Green	Green		29,493	-	-
Ludlow Junior Fan Convectore Renewal	K3RH2	P Wilson	32,700	-	-			-	-	-	-		Green	Green		32,700	-	-
Ludlow Junior Boiler & Controls Upgrade	K3RH3	P Wilson	54,500	-	-			-	-	-	-		Green	Green		54,500	-	-
Ludlow School Re-roofing Science Block	K3RH4	P Wilson	43,600	-	-			-	-	-	-		Green	Green		43,600	-	-
Newtown Primary Hall Double Glazing	K3RH5	P Wilson	32,700	-	-			-	-	-	-		Green	Green		32,700	-	-
Norbury Primary Stone Repairs	K3RH6	P Wilson	16,350	-	-			-	-	-	-		Green	Green		16,350	-	-
Oakmeadow Primary Music Area Re-Roofing	K3RH7	P Wilson	38,150	-	-			-	-	-	-		Green	Green		38,150	-	-
Pontesbury Primary Re-Wire	K3RH8	P Wilson	216,719	-	-			-	-	-	-		Green	Green		216,719	-	-
Pontesbury Primary External Wall Repairs	K3RH9	P Wilson	16,350	-	-			-	-	-	-		Green	Green		16,350	-	-
Radbrook Primary Boiler & Controls Update	K3RJ1	P Wilson	43,600	-	-			-	-	-	-		Green	Green		43,600	-	-

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Scheme Description	Code	Project Manager	Total Approved Scheme Budget £	Previous Years Spend £	Revised Budget P11 13/14 £	Budget Virements P12 £	Budget Inc/Dec P12 £	Revised Budget P12 13/14 £	Actual Spend 31/03/14 £	Spend to Budget Variance £	Slipped to 2014/15 £	No Longer required / available £	RAG Status Scheme on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget £	2015/16 Revised Budget £	2016/17 Revised Budget £
Sheriffhales Primary Damp Penetration Repairs	K3RJ2	P Wilson	16,350	-	-	-	-	-	-	-	-	-	Green	Green		16,350	-	-
Sheriffhales Primary Damp Repairs to Classroom Floor	K3RJ3	P Wilson	6,540	-	-	-	-	-	-	-	-	-	Green	Green		6,540	-	-
Sheriffhales Primary Secondary Glazing to Classroom & Draught	K3RJ4	P Wilson	8,720	-	-	-	-	-	-	-	-	-	Green	Green		8,720	-	-
Shifnal Primary Replace High Level Window Frames to Hall	K3RJ5	P Wilson	27,250	-	-	-	-	-	-	-	-	-	Green	Green		27,250	-	-
Sir John Talbots Re-Roofing Flat Roof	K3RJ6	P Wilson	76,300	-	-	-	-	-	-	-	-	-	Green	Green		76,300	-	-
St Andrew's Shifnal Boiler & Controls Update	K3RJ7	P Wilson	54,500	-	-	-	-	-	-	-	-	-	Green	Green		54,500	-	-
St Andrew's Nesscliffe Ceilings & Partial Re-Wire	K3RJ8	P Wilson	30,520	-	-	-	-	-	-	-	-	-	Green	Green		30,520	-	-
St George's Roofing & Guttering Issues	K3RJ9	P Wilson	19,620	-	-	-	-	-	-	-	-	-	Green	Green		19,620	-	-
St Peter's Wem Quad Windows	K3RK1	P Wilson	32,700	-	-	-	-	-	-	-	-	-	Green	Green		32,700	-	-
Thomas Adams Replace Sports Hall Roof Covering	K3RK2	P Wilson	98,100	-	-	-	-	-	-	-	-	-	Green	Green		98,100	-	-
Woodlands Boiler & Control Update	K3RK3	P Wilson	32,700	-	-	-	-	-	-	-	-	-	Green	Green		32,700	-	-
<b>Total</b>					<b>1,610,404</b>			<b>1,610,404</b>	<b>1,206,076</b>	<b>404,328</b>	<b>404,327</b>	<b>2</b>				<b>4,080,631</b>		
<b>School Carbon Schemes</b>																		
Carbon Loan - Brown Cleve Valves & Flanges	K3512	P Wilson	813	-	813	-	-	813	813	( )	-	( )	Green	Green		-	-	-
Carbon Loan - Sundome School Lighting Upgrade	K3514	P Wilson	21,945	20,133	1,812	-	-	1,812	1,812	-	-	-	Green	Green		-	-	-
Carbon Loan - Greenfields Primary Valves & Flanges	K3526	P Wilson	1,644	-	1,644	-	-	1,644	1,644	-	-	-	Green	Green		-	-	-
Carbon Loan -Oldbury Wells Lighting Upgrade	K3527	P Wilson	32,743	-	32,743	-	-	32,743	32,742	1	-	1	Green	Green		-	-	-
<b>Total</b>					<b>37,012</b>			<b>37,012</b>	<b>37,011</b>	<b>1</b>		<b>1</b>						
<b>Fire Safety Schemes</b>																		
Fire Safety - Unallocated	K3V01	P Wilson	Ongoing	-	24,609	1,162	-	25,771	-	25,771	25,771	-	Green	Green		409,771	-	-
Fire Safety - Idsall Fire Fire Safety Works	K3V14	P Wilson	38,552	13,496	25,056	-	-	25,056	18,501	6,555	6,555	-	Green	Green		6,555	-	-
Fire Safety - Ludlow Secondary Replacement Fire Alarm	K3V17	P Wilson	22,343	-	22,343	-	-	22,343	17,077	5,266	5,266	-	Green	Green		5,266	-	-
Fire Safety - Thomas Adams School - Replacement Fire Alarm	K3V18	P Wilson	87,757	-	87,757	-	-	87,757	50,357	37,400	37,400	-	Green	Green		37,400	-	-
Fire Safety - Albrighton Primary	K3V23	P Wilson	24,833	16,653	8,180	-	-	8,180	2,464	5,716	5,716	-	Green	Green		5,716	-	-
Fire Safety - Sir John Talbots	K3V25	P Wilson	100,000	-	-	-	-	-	-	-	-	-	Green	Green		100,000	-	-
Fire Safety - Belvidere Fire Safety Works	K3V26	P Wilson	14,156	-	14,156	-	-	14,156	9,251	4,905	4,905	-	Green	Green		4,905	-	-
Fire Safety - Meole Brace Fire Alarm Replacement	K3V27	P Wilson	69,997	-	69,997	-	-	69,997	63,363	6,634	6,634	-	Green	Green		6,634	-	-
Fire Safety - Ellesmere Primary - Doors	K3V28	P Wilson	9,988	-	10,512	(524)	-	9,988	9,988	( )	-	( )	Green	Green		-	-	-
Fire Safety - Bishops Castle Community College - Replacement F	K3V29	P Wilson	25,770	-	25,770	-	-	25,770	13,854	11,916	11,916	-	Green	Green		11,916	-	-
Fire Safety - Lacon Childre - Replacement Fire Alarm System	K3V30	P Wilson	20,344	-	20,344	-	-	20,344	12,438	7,906	7,906	-	Green	Green		7,906	-	-
Fire Safety - Bridgnorth St Leonards	K3V32	P Wilson	78,988	-	78,988	-	-	78,988	57,744	21,244	21,244	-	Green	Green		21,244	-	-
Fire Safety - St Giles	K3V33	P Wilson	23,250	22,140	1,110	-	-	1,110	1,110	-	-	-	Green	Green		-	-	-
Fire Safety - Oakmeadow	K3V34	P Wilson	10,000	-	10,000	-	-	10,000	4,381	5,619	5,619	-	Green	Green		5,619	-	-
Fire Safety - St Georges - Replacement Fire Alarm System	K3V35	P Wilson	43,309	-	43,309	-	-	43,309	24,085	19,224	19,224	-	Green	Green		19,224	-	-
Fire Safety - Mereside	K3V36	P Wilson	17,613	-	17,613	-	-	17,613	-	17,613	17,613	-	Green	Green		17,613	-	-
Fire Safety - Whitchurch Juniors	K3V37	P Wilson	26,768	-	26,768	-	-	26,768	20,507	6,261	6,261	-	Green	Green		6,261	-	-
Fire Safety - Meole Brace Primary	K3V38	P Wilson	8,415	-	8,415	-	-	8,415	3,786	4,629	4,629	-	Green	Green		4,629	-	-
Fire Safety - Holy Trinity	K3V39	P Wilson	6,376	-	7,014	(638)	-	6,376	6,377	(1)	-	(1)	Green	Green		-	-	-
Fire Safety - Stokesay (Craven Arms) - Fire Safety Works	K3V40	P Wilson	5,020	-	5,020	-	-	5,020	1,693	3,327	3,327	-	Green	Green		3,327	-	-
Fire Safety - Brown Cleve	K3V41	P Wilson	10,087	-	10,087	-	-	10,087	4,010	6,077	6,077	-	Green	Green		6,077	-	-
Fire Safety - Woodlands (Wem)	K3V42	P Wilson	32,750	-	-	-	-	-	-	-	-	-	Green	Green		32,750	-	-
Fire Safety - Coleham	K3V43	P Wilson	28,196	-	-	-	-	-	-	-	-	-	Green	Green		28,196	-	-
Fire Safety - Greenfields	K3V44	P Wilson	24,240	-	-	-	-	-	-	-	-	-	Green	Green		24,240	-	-
Fire Safety - Radbrook	K3V45	P Wilson	20,468	-	-	-	-	-	-	-	-	-	Green	Green		20,468	-	-
Fire Safety - Shifnal	K3V46	P Wilson	27,529	-	-	-	-	-	-	-	-	-	Green	Green		27,529	-	-
Fire Safety - Whitchurch Infants	K3V47	P Wilson	24,861	-	-	-	-	-	-	-	-	-	Green	Green		24,861	-	-
Fire Safety - Highley	K3V48	P Wilson	22,699	-	-	-	-	-	-	-	-	-	Green	Green		22,699	-	-
<b>Total</b>					<b>517,048</b>			<b>517,048</b>	<b>320,986</b>	<b>196,062</b>	<b>196,063</b>	<b>(1)</b>				<b>860,806</b>		
<b>Special Education Needs</b>																		
Schools Access Initiative Contingency	K3C50	P Wilson	Ongoing	-	24,366	21,611	-	45,977	-	45,977	45,977	-	Green	Green		341,902	-	-
SAI - Priory Rest Room & Sick Bay Extension	K3C04	P Wilson	47,548	47,548	2,659	(2,659)	-	-	-	-	-	-	Green	Green		-	-	-
SAI - St Andrews Nesscliffe Extension & Internal Works	K3C07	P Wilson	58,156	58,156	1,562	(1,562)	-	-	-	-	-	-	Green	Green		-	-	-
SAI - Martin Wilson Automatic Doors	K3C12	P Wilson	8,654	8,654	6,346	(6,346)	-	-	-	-	-	-	Green	Green		-	-	-
SAI - St Peters Wem	K3C13	P Wilson	3,787	3,583	204	-	-	204	204	-	-	-	Green	Green		-	-	-
SAI - Internal SEN Equipment	K3C15	P Wilson	16,524	9,530	6,995	-	-	6,995	392	6,603	6,603	-	Green	Green		6,602	-	-
SAI - Albrighton St Mary's Changing Room	K3C18	P Wilson	52,768	49,362	3,406	-	-	3,406	25	3,381	3,381	-	Green	Green		3,381	-	-
SAI - St Giles Primary Adaptions	K3C20	P Wilson	5,693	993	9,007	(4,307)	-	4,700	4,700	-	-	-	Green	Green		-	-	-
SAI - Bridgnorth St Johns - Toilet Adaption	K3C21	P Wilson	2,055	267	1,793	(5)	-	1,788	1,788	-	-	-	Green	Green		-	-	-
SAI - Whitchurch Infants Suspended Ceiling	K3C22	P Wilson	2,805	-	2,805	-	-	2,805	-	2,805	2,805	-	Green	Green		2,805	-	-
SAI - Prees Door Widening & Ramps	K3C23	P Wilson	9,423	-	9,423	-	-	9,423	-	9,423	9,423	-	Green	Green		9,423	-	-
SAI - Worthen Additional Staff Toilet	K3C24	P Wilson	3,799	-	3,700	(2,129)	-	1,571	1,571	-	-	( )	Green	Green		2,168	-	-
SAI - St Leonards Hygiene Room & Music Room Relocation	K3C25	P Wilson	37,116	-	41,137	(4,021)	-	37,116	37,116	-	-	-	Green	Green		-	-	-
SAI - Belvidere Toilet Adaption	K3C26	P Wilson	5,559	-	5,559	-	-	5,559	5,212	347	347	-	Green	Green		347	-	-
SAI - St Georges Hoist	K3C27	P Wilson	3,279	-	3,500	(221)	-	3,279	3,279	-	-	-	Green	Green		-	-	-
SAI - St Lawrence Level Access	K3C28	P Wilson	4,175	-	4,175	-	-	4,175	500	3,675	3,675	-	Green	Green		3,675	-	-
SAI - Tilstock Access Alterations for Disabled Pupil	K3C29	P Wilson	3,339	-	3,700	(361)	-	3,339	3,339	-	-	-	Green	Green		-	-	-
Special Education Refurbishment	K3CX0	P Wilson	857,000	-	-	7,000	-	7,000	12,000	(5,000)	(5,000)	-	Green	Green		845,000	-	-
Severndale Outreach Unit - Mary Webb	K3CX3	P Wilson	778,500	708,491	693	-	-	693	693	-	-	-	Green	Green		69,316	-	-
Severndale School - Extension	K3CX4	P Wilson	160,000	155,708	4,292	-	-	4,292	4,292	-	4,292	-	Green	Green		4,292	-	-
Sundome PRU - Redesignation of Youth Building	K3CX6	P Wilson	144,683	690	143,993	-	-	143,993	133,211	10,782	10,782	-	Green	Green		10,782	-	-
<b>Total</b>					<b>279,315</b>	<b>7,000</b>		<b>286,315</b>	<b>204,030</b>	<b>82,286</b>	<b>82,284</b>	<b>1</b>				<b>1,299,693</b>		
<b>Contingency</b>																		

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Scheme Description	Code	Project Manager	Total Approved Scheme Budget £	Previous Years Spend £	Revised Budget P11 13/14 £	Budget Virements P12 £	Budget Inc/Dec P12 £	Revised Budget P12 13/14 £	Actual Spend 31/03/14 £	Spend to Budget Variance £	Slipped to 2014/15 £	No Longer required / available £	RAG Status Scheme on Budget	RAG Status Scheme Progress	Note	2014/15 Revised Budget £	2015/16 Revised Budget £	2016/17 Revised Budget £
Learning & Skills Contingency	K3R25	P Wilson	Ongoing	-	22,855			22,855	-	22,855	22,855	-	Green	Green		22,855	-	-
Salary Contingency	K3050	P Wilson	Ongoing	-	200,000	(17,000)		183,000	-	183,000	183,000	-	Green	Green		383,000	-	-
Devolved Formula Capital - Allocated by schools		P Wilson	Ongoing		1,081,042	1,063	-	1,082,105	859,582	222,523	222,522	1	Green	Green		3,034,048	-	-
<b>Total Learning &amp; Skills</b>					<b>9,470,191</b>	<b>(4,000)</b>		<b>9,466,191</b>	<b>7,936,707</b>	<b>1,529,485</b>	<b>1,529,479</b>	<b>6</b>				<b>15,979,724</b>	<b>1,709,784</b>	<b>1,795,273</b>
<b>Total Childrens Services</b>					<b>10,179,450</b>			<b>10,179,450</b>	<b>8,586,899</b>	<b>1,592,552</b>	<b>1,592,544</b>	<b>7</b>				<b>16,404,252</b>	<b>1,709,784</b>	<b>1,795,273</b>
<b>Resources &amp; Support</b>																		
<b>Programme Management &amp; Systems</b>																		
<b>Transformation</b>																		
CRM	KXX90	N Langford	210,678	186,928	25,663		(1,913)	23,750	23,750	()	-	()	Green	Green		-	-	-
					<b>25,663</b>		<b>(1,913)</b>	<b>23,750</b>	<b>23,750</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>				<b>-</b>	<b>-</b>	<b>-</b>
<b>IT Social Care</b>																		
CAF Project	K5BY7	V Banks	1,499,586	1,342,736	156,850			156,850	156,850		-		Green	Green		-	-	-
					<b>156,850</b>			<b>156,850</b>	<b>156,850</b>		<b>-</b>					<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Programme Management &amp; Systems</b>					<b>182,513</b>		<b>(1,913)</b>	<b>180,600</b>	<b>180,600</b>		<b>-</b>					<b>-</b>	<b>-</b>	<b>-</b>
<b>Customer Care &amp; Support Services</b>																		
<b>Property Services</b>																		
Disabilities Discrimination Act (other than schools)	KXX18	S Jackson	Ongoing	-	10,000			10,000	7,304	2,696	-	2,696	Green	Green		90,000	50,000	50,000
Market Drayton Market Hall	KXX73	S Jackson	598,708	585,133	13,575			13,575	-	13,575	13,575	-	Green	Green		13,575	-	-
Lord Hill Statue Repairs	KCS01	S Jackson	140,000	-	40,000			40,000	15,368	24,632	24,632	-	Green	Green		124,632	-	-
Shirehall - Replace Roof Crown Courts	KCS02	S Jackson	168,000	-	-			-	-	-	-	-	Green	Green		168,000	-	-
					<b>63,575</b>			<b>63,575</b>	<b>22,672</b>	<b>40,903</b>	<b>38,207</b>	<b>2,696</b>				<b>396,207</b>	<b>50,000</b>	<b>50,000</b>
<b>Sites &amp; Facilities - Gypsy Sites</b>																		
Gypsy Site - Park Hall, Oswestry	K6T01	S Law	520,000	-	420,000			420,000	224,986	195,014	195,014	-	Green	Green		295,014	-	-
Gypsy Site - Long Lane, Craven Arms	K6T02	S Law	312,000	-	312,000			312,000	192,193	119,807	119,807	-	Green	Green		119,807	-	-
Gypsy Site - Manor House Lane	K6T03	S Law	625,475	6,885	(6,885)			6,507	(13,392)	(13,392)	-	-	Green	Green		582,083	30,000	-
Gypsy Sites - Whittington Phase 2	K6T04	S Law	677,220	-	-			-	-	-	-	-	Green	Green		647,220	30,000	-
Gypsy Sites - Craven Arms Phase 2	K6T05	S Law	483,729	-	-			-	-	-	-	-	Green	Green		463,729	20,000	-
					<b>725,115</b>			<b>725,115</b>	<b>423,686</b>	<b>301,429</b>	<b>301,429</b>	<b>-</b>				<b>2,107,853</b>	<b>80,000</b>	<b>-</b>
<b>Total Customer Care &amp; Support Services</b>					<b>788,690</b>			<b>788,690</b>	<b>446,358</b>	<b>342,332</b>	<b>339,636</b>	<b>2,696</b>				<b>2,504,060</b>	<b>130,000</b>	<b>50,000</b>
<b>Legal Strategy &amp; Democratic</b>																		
<b>Elections</b>																		
Ballot Booth Replacement Programme	KL01		43,615	-	-			-	-	-	-	-	Green	Green		43,615	-	-
																<b>43,615</b>	<b>-</b>	<b>-</b>
<b>Total Resources &amp; Support</b>					<b>971,203</b>		<b>(1,913)</b>	<b>969,290</b>	<b>626,958</b>	<b>342,332</b>	<b>339,636</b>	<b>2,696</b>				<b>2,547,675</b>	<b>130,000</b>	<b>50,000</b>
<b>Total General Fund Capital Programme</b>					<b>43,405,445</b>		<b>(17,700)</b>	<b>43,387,745</b>	<b>37,429,741</b>	<b>5,958,005</b>	<b>5,843,102</b>	<b>114,902</b>				<b>60,627,776</b>	<b>10,418,604</b>	<b>5,345,273</b>

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Financing	Revised Budget P11 £	Budget Virements P12 £	Budget Inc/Dec P12 £	Revised Budget P12 13/14 £	2014/15 Revised Budget £	2015/16 Revised Budget £	2016/17 Revised Budget £
<b>Self Financed Prudential Borrowing</b>	<b>(73,612)</b>			<b>(73,612)</b>	<b>163,046</b>	-	-
<b>Government Grants</b>							
Department of Transport	17,381,342	654,355		18,035,697	16,299,000	-	-
Department of Health	960,700			960,700	764,663	-	-
Department for Education							
- Condition Capital Grant	4,498,143			4,498,143	4,275,499	-	-
- Basic Need Capital Grant	492,821			492,821	492,821	1,709,784	1,795,273
- Universal Infant Free School Meals	-			-	587,365	-	-
- Devolved Formula Capital	1,495,747			1,495,747	2,537,487	-	-
Disabled Facilities Grants	1,085,717			1,085,717	1,122,315	-	-
Growth Fund	368,123			368,123	-	-	-
HCA - Decent Homes Backlog Funding	705,000			705,000	-	-	-
HCA - Travellers	725,115			725,115	2,062,853	80,000	-
HCA - New Build	-			-	751,000	-	-
BDUK - Broadband	109,883			109,883	7,730,117	-	-
Environment Agency	207,218			207,218	750,002	-	-
Department of Energy and Climate Change (DECC)	41,477		(16,027)	25,450	-	-	-
Local Government Association	13,440			13,440	2,160	-	-
	<b>28,084,726</b>	<b>654,355</b>	<b>(16,027)</b>	<b>28,723,054</b>	<b>37,375,282</b>	<b>1,789,784</b>	<b>1,795,273</b>
<b>Other Grants</b>							
Heritage Lottery Fund (HLF)	603,600			603,600	-	-	-
Arts Council	19,900			19,900	-	-	-
English Heritage	162,634			162,634	65,988	-	-
Sports England	238,667			238,667	130,214	-	-
Big Lottery	27,749			27,749	-	-	-
National Treatment Agency	24,675			24,675	-	-	-
Sustrans	120,000			120,000	25,000	-	-
Natural England	18,108			18,108	165,185	9,023	-
Other Grants	1,704			1,704	264,606	-	-
	<b>1,217,037</b>	-	-	<b>1,217,037</b>	<b>650,993</b>	<b>9,023</b>	-
<b>Other Contributions</b>							
Section 106	1,036,664	3,254		1,039,918	447,476	-	-
Development Trust	95,491			95,491	-	-	-
Other Contributions	314,808		240	315,048	55,112	-	-
	<b>1,446,963</b>	<b>3,254</b>	<b>240</b>	<b>1,450,457</b>	<b>502,588</b>	-	-
<b>Revenue Contributions to Capital</b>	<b>2,771,238</b>	<b>(140,459)</b>	<b>(1,913)</b>	<b>2,628,866</b>	<b>3,530,447</b>	<b>414,000</b>	-
<b>Major Repairs Allowance</b>	<b>2,616,591</b>	<b>141,070</b>		<b>2,757,661</b>	<b>7,456,526</b>	<b>3,200,000</b>	-
<b>Corporate Resources (Capital Receipts/ Prudential Borrowing)</b>	<b>11,338,379</b>	<b>(658,220)</b>		<b>10,680,159</b>	<b>21,759,996</b>	<b>8,292,887</b>	<b>3,550,000</b>
<b>Total Confirmed Funding</b>	<b>47,401,322</b>	-	<b>(17,700)</b>	<b>47,383,622</b>	<b>71,438,878</b>	<b>13,705,694</b>	<b>5,345,273</b>

## Funding changes - Period 12

Budget Increase/Decreases	2013/14	2014/15	2015/16	2016/17	Details
<b>Other Grants</b>					
Department of Transport		654,355			Additional DfT grant following the damage caused by to roads by the severe winter weather
DfE - Devolved Formula Capital		33,150			Additional DFC based on the schools remaining in Shropshire Council control as at 01/04/14.
Disabled Facilities Grants		41,315			Additional DFG grant following confirmation of the 2014/15 grant settlement
HCA - Travellers		1,661,424	80,000		New HCA funding for the redevelopment of 3 existing Gypsy sites.
Department of Energy and Climate Change (DECC)	(16,027)				Reduction in capital grant as part of scheme switched to revenue.
<b>Total Other Grants</b>	<b>(16,027)</b>	<b>2,390,244</b>	<b>80,000</b>		
<b>Other Contributions</b>					
Other Contributions	240				Minor external contribution.
<b>Total Other Contributions</b>	<b>240</b>	<b>-</b>	<b>-</b>		
<b>Revenue Contributions to Capital</b>	<b>(1,913)</b>	<b>249,335</b>	<b>102,600</b>		New revenue contributions from New Homes Bonus monies for Affordable Housing Grant schemes, partly offset by reduction in revenue contributions to Learning & Skills and Highways schemes.
<b>Corporate Resources (Capital Receipts/ Prudential Borrowing)</b>					
	(17,700)	2,639,579	182,600		
	-	-	-		

Funding in capital Programme	£
DfT - Maintenance Block	11,973,000
DfT - Integrated Transport Block	2,385,000
DfT - Local Sustainable Transport Fund	714,000
DfT - Additional Highways Maintenance Funding	1,227,000
Sustrans Grant	25,000
Other Grant	264,606
Capital Receipts (Carry forward from 2013/14 & swapped for Severe Weather funding 2013/14)	1,934,673
	<b>18,523,279</b>

Scheme	CC	Budget Holder	Total Budget		DfT - Maintenance Block	DfT - Additional Highways Maintenance Funding	DfT - Integrated Transport Block	Financing DfT - Local Sustainable Transport Fund	Sustrans Grant	Other Grant	Corporate Resources
			£		£	£	£	£	£	£	£
<b>Highways</b>											
<b>Structural Maintenance of Bridges &amp; Structures</b>											
Bridgeguard 2013/14 Retentions	K6BG4		56,733	Retention and final payments on previous years schemes as follows: Water Lane Retaining Wall (£13k), Sweeney Bridge (£10k), Beech House Canal Bridge (£5k), Pimley Manor & Uffington Bridges (£24k), Buildwas Bridge (£3k) and budget carry forwards from 2013/14 (£1.7k).							
Bridgeguard - Miscellaneous Programme Costs	KBG02		190,706	Small works orders, land compensations costs and other associated direct capital costs							
Bridgeguard - Consultancy Fees	KBG03		425,000	Consultancy budget for associate professional fees on all schemes.							
Bridgeguard - Tern No 1 Bridge	KBG04		200,000	Lining of existing ARMCO structure.							
Bridgeguard - Hadnall Culvert	KBG05		375,000	Culvert replacement work including substantial approach and departure work.							
Bridgeguard - Bankfields Lane Bridge	KBG06		150,000	Replace existing bridge.							
Bridgeguard - Aston Bridge	KBG08		80,000	Take down and rebuild spandrel walls.							
Bridgeguard - Church Window Bridge	KBG09		80,000	Take down and rebuild the upstream spandrel and wing walls and saddle the bridge.							
Bridgeguard - Heathon West Bridge	KBG10		15,000	Rebuild downstream wing wall.							
Bridgeguard - Wagbeach Footbridge	KBG11		30,000	Install new footbridge							
Bridgeguard - Glazeley Bridge	KBG13		30,000	Ground beam and safety fence work.							
Bridgeguard - Severe Weather Schemes	KBG9M		240,000	Morton Bridge (£40K) Rebuilding bridge parapets and Hurst Bend (£200k) river bank restoration work. Works required following severe winter weather.							
<b>Structural Maintenance of Bridges &amp; Structures</b>		<b>T Sneddon</b>	<b>1,872,439</b>		<b>1,606,100</b>		-	-		<b>264,606</b>	<b>1,733</b>
<b>Structural Maintenance of Roads</b>											
<b>Shropshire Countywide - Road Maintenance Projects</b>											
Centralised budget for highway re-surfacing of highest priority schemes identified from network condition data. The budget will be used to design and implement these schemes in 2014/15 and also to identify schemes to be designed ready for implementation in 2015/16, based on an estimated budget available for both years at this stage.											
The order in which we deliver the schemes and also the number we be dependent on various factors including:											
<ul style="list-style-type: none"> <li>• Complexity of design</li> <li>• Co-ordination of road space</li> <li>• Seasonal construction operations</li> <li>• Environmental constraints</li> <li>• Availability of resources</li> <li>• Availability of contractors resources</li> </ul>											
<b>Principal Roads</b>											
A458 Newtown Bank	KHP01		130,099	A458 Newton Bank resurfacing carried forward from 2013/14							
Sandford	KHP02		93,000	End of Bletchley Dual carriageway to B5065 junction Sandford resurfacing carried forward from 2013/14							
Spoonley Junction	KHP03		145,000	A529 Spoonley Junction to Adderley Road Roundabout resurfacing carried forward from 2013/14							
A525 Audlem Road Woore (From County Boundary)	KHP04		262,825	New 2014/15 resurfacing scheme							
A53 Albrightlee House to Bings Heath	KHP05		500,000	New 2014/15 resurfacing scheme							
A5191 Spring Gardens	KHP06		56,250	New 2014/15 resurfacing scheme							
<b>Secondary Roads</b>											
13/14 Carry forward Schemes	KPS9A		344,773	Completion of 2013/14 resurfacing schemes at B4555 Borlmill Junction to junction with B4363 (£130k), Cruckton to Woodcote Roundabout (£173k) and Westbury to Stoney Stretton crossroads (£41k).							
Welshampton to Hampton Bank	KHS01		203,500	New 2014/15 resurfacing scheme							
B5065 Souldon Road Wem (Wem 30MPH to Lacon Hall)	KHS03		132,500	New 2014/15 resurfacing scheme							
Frankwell (Frankwell Roundabout to left Junction Mardol)	KHS04		64,000	New 2014/15 resurfacing scheme							
B5063 Wem 30 MPH (west) to Lowe Hill Road Junction	KHS05		99,800	New 2014/15 resurfacing scheme							
Duddestone Heath Village	KHS06		165,000	New 2014/15 resurfacing scheme							
A488 Halston Bends	KHS07		44,550	New 2014/15 resurfacing scheme							
<b>Unallocated</b>											
Countywide - Road Maintenance Schemes to be Allocated	KHP00		1,163,583	Remaining budget included £300,000 for professional fees in relation to schemes. Balance to be allocated for further delivery in 2014/15 based on deliverability in year as per factors above.							
<b>Shropshire Countywide - Road Maintenance Projects</b>		<b>A Wilde</b>	<b>3,404,880</b>		<b>1,465,008</b>	<b>1,227,000</b>					<b>712,872</b>
<b>North Shropshire West - Carry forward from 2013/14</b>	<b>Various</b>	<b>S Oakley</b>	<b>150,722</b>	Carry forward for schemes delayed from 2013/14							<b>150,722</b>
<b>North Shropshire West - Unallocated Budget</b>	<b>K6S1A</b>	<b>S Oakley</b>	<b>967,130</b>	To be allocated for structural maintenance schemes on Principal & Secondary roads within in the divisional area, based on asset management need.	<b>967,130</b>						

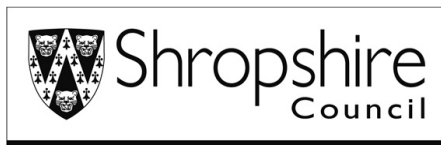


Scheme	CC	Budget Holder	Total Budget		DFT - Maintenance Block	DFT - Additional Highways Maintenance Fundina	DFT - Integrated Transport Block	Financing DFT - Local Sustainable Transport Fund	Sustrans Grant	Other Grant	Corporate Resources
North Shropshire East - Carry forward from 2013/14	Various	V Doran	26,835	Carry forward for schemes delayed from 2013/14							26,835
North Shropshire East - Unallocated Budget	K6S2A	V Doran	955,465	To be allocated for structural maintenance schemes on Principal & Secondary roads within in the divisional area, based on asset management need.	955,465						
South Shropshire West - Carry forward from 2013/14	Various	C Fisher	66,142	Carry forward for schemes delayed from 2013/14							66,142
South Shropshire West - Unallocated Budget	K6S6A	C Fisher	1,105,729	To be allocated for structural maintenance schemes on Principal & Secondary roads within in the divisional area, based on asset management need.	1,105,729						
South Shropshire East - Carry forward from 2013/14	Various	G Downes	32,441	Carry forward for schemes delayed from 2013/14							32,441
South Shropshire East - Unallocated Budget	K6S4A	G Downes	1,161,235	To be allocated for structural maintenance schemes on Principal & Secondary roads within in the divisional area, based on asset management need.	1,161,235						
Shrewsbury Urban - Carry forward from 2013/14	Various	I Walshaw	70,287	Carry forward for schemes delayed from 2013/14							70,287
Shrewsbury Urban - Unallocated Budget	K6S7A	I Walshaw	643,580	To be allocated for structural maintenance schemes on Principal & Secondary roads within in the divisional area, based on asset management need.	643,580						
Shrewsbury Rural - Carry forward from 2013/14	Various	I Walshaw	74,090	Carry forward for schemes delayed from 2013/14							74,090
Shrewsbury Rural - Unallocated Budget	K6S5A	I Walshaw	805,390	To be allocated for structural maintenance schemes on Principal & Secondary roads within in the divisional area, based on asset management need.	805,390						
Countywide - Secondary Roads Severe Weather Surface Dressing	KHS9M	H Dannatt	1,543,118	Surface Dressing of B&C roads most severely effected by severe winter weather. 56 road schemes (plus 2 structures schemes - see above KBG9M) identified as priority locations. Works to be tendered externally and schemes to be reviewed based on tenders received.	888,763						654,355
Depot Fixed Costs - Principal	K6P01	T Sneddon	250,222	Budget required for capital element of Depot fixed costs; 45% of total cost, with remainder charged to revenue. Provisional split between Principal and Secondary roads based on estimated split of the capital programme.	250,222						
Depot Fixed Costs - Secondary	K6S01	T Sneddon	899,378		899,378						
Shropshire Central - Unallocated Responsive Budget	KSA01	T Sneddon	500,000	Centrally retained budget, to initially be held back in the event of any unplanned responsive works are require in year. To be allocated to specific schemes in year.	500,000						
Road Assessment Surveys	KSA94	T Sneddon	50,000	Centrally retained budget for road assessment surveys, where they are eligible as part of capital schemes.	50,000						
Shropshire Drainage - Secondary Roads	KNS9F	D Edwards	200,000	Centrally retained budget for highways drainage structural maintenance scheme on Secondary roads.	200,000						
Shropshire Drainage - Principal Roads	KPS9F	D Edwards	100,000	Centrally retained budget for highways drainage structural maintenance scheme on Principal roads.	100,000						
Total Structural Maintenance of Roads			13,006,644		9,991,900	1,227,000	-	-	-	-	1,787,744
Street Lighting											
Programme of structural replacement of lighting columns	K6S11	J Hughes	306,764	Budget for the replacement of existing lighting columns that have reached the end of their asset life. Replacement lighting will be new efficient lighting stock and will thus enable ongoing operational revenue savings to be made against street lighting budgets. Includes £6.7k carry forward for schemes delayed from 2013/14.	175,000		125,000				6,764
LED Conversions	K6S12	J Hughes	100,000	Budget for the to convert existing lighting to LED. These will be more energy efficient than existing lights and will thus enable ongoing operational revenue savings to be made against street lighting budgets.	100,000						
Part Night Lighting	K6S13	J Hughes	133,456	Budget for adapting lighting for part night lighting, this will enable ongoing operational revenue savings to be made against street lighting budgets. Includes £33.5k carry forward for schemes delayed from 2013/14.	100,000						33,456
Total Street Lighting			540,220		375,000	-	125,000	-	-	-	40,220
Total Highways			15,419,303		11,973,000	1,227,000	125,000	-	-	264,606	1,829,697
Integrated Transport											
Pedestrian & Cycle Facilities											
Central											
ITP Central - Castle Street Pedestrian Crossing, Shrewsbury	KTC01	V Merrill	3,000	Crossing			3,000				
ITP Central - Claremont Bank Pedestrian Crossing Bank, Shrewsbury	KTC02	V Merrill	3,000	Crossing			3,000				
North											
ITP North - Wem Mill St/Drawell Lane Pedestrian Crossing, Wem	KTC03	V Merrill	35,000	Crossing			35,000				
ITP North - B4363 Hollybush Road/Underhill Street Pedestrian Crossing	KTC04	V Merrill	3,000	Footways			3,000				
ITP North - B5069 Rhyn Park St Martins Crossing	KTC05	V Merrill	150,000	Crossing			150,000				
ITP North - B5067 Baschurch Pedestrian Crossing	KTC06	V Merrill	6,000	Crossing			6,000				
ITP North - A53 Shawbury Footway Link	KTC07	V Merrill	5,000	Footways			5,000				
ITP North- Trefonen Pedestrian Crossing	KTC08	V Merrill	5,000	Crossing			5,000				
South											
ITP South - B4555 Bridgnorth Road Highley	KTC09	V Merrill	25,000	Footways			25,000				
ITP South - A4117 Clee Hill Pedestrian Crossing	KTC10	V Merrill	10,000	Crossing			10,000				
ITP South - B4363 Hollybush Road/Underhill Street Pedestrian Crossing	KTC11	V Merrill	3,000	Crossing			3,000				
ITP South - Broseley Road Bridgnorth Road Pedestrian Improvements	KTC12	V Merrill	31,007	Footways (included £11k carried forward from 2013/14)			20,000				11,007
ITP South - B4373 Wenlock Road & Westgate Crossing, Bridgnorth	KTC13	V Merrill	95,000	Crossing			95,000				
ITP South - Station Road, Albrighton Pedestrian Facilities	KTC14	V Merrill	2,500	Pedestrian Facilities			2,500				
ITP South - B4379 Sherrifhales Pedestrian Improvements	KTC15	V Merrill	7,000	Pedestrian Facilities			7,000				
ITP South - A464 Park Street Shifnal Pedestrian Crossing	KTC16	V Merrill	5,000	Crossing			5,000				
ITP South - B4386 Worthen Footway Extension	KTC17	V Merrill	5,000	Pedestrian Facilities			5,000				
ITP South - B4376 Barrow Pedestrian Safety	KTC18	V Merrill	15,000	Pedestrian Facilities			15,000				
ITP South - High Street Cleobury Zebra Crossing Enhancement	KTC19	V Merrill	5,000	Crossing			5,000				
Total Pedestrian & Cycle Facilities			413,507				402,500				11,007
Signal Enhancements											
Central											
ITP Central - Whitchurch Road (Morrison's) Junction Improvement	KTS01	V Merrill	60,000	Signal Enhancements			60,000				



Scheme	CC	Budget Holder	Total Budget		DFT - Maintenance Block	DFT - Additional Highways Maintenance Fundina	DFT - Integrated Transport Block	Financing DFT - Local Sustainable Transport Fund	Sustrans Grant	Other Grant	Corporate Resources
<b>£</b>											
ITP Central - Abbey Foregate/Monkmoor traffic signals	KTS02	V Merrill	200,000	Signal enhancements			200,000				
ITP Central - Bellstone/Barker Street crossing refurbishment	KTS03	V Merrill	5,000	Signal enhancements			5,000				
ITP Central - Coleham Gyratory	KTS04	V Merrill	25,000	Signal enhancements			25,000				
<b>North</b>											
ITP North - A53 Shrewsbury road/Wem road signal refurbishment	KTS05	V Merrill	20,000	Signal enhancements			20,000				
ITP North - B5395 Whitchurch 5 ways junction improvement	KTS06	V Merrill	260,000	Signal enhancements			260,000				
<b>South</b>											
ITP South - A41 Cosford junction signal refurbishment	KTS07	V Merrill	300,000	Signal enhancements			300,000				
<b>Total Signal Enhancements</b>			<b>870,000</b>				<b>870,000</b>				
<b>Safety/Speed Reductions</b>											
<b>Central</b>											
ITP Central - A488 HGV Advance Warning signs	KTR01	V Merrill	80,000	Signs			80,000				
ITP Central - Shrewsbury Town Centre 20mph Extension	KTR02	V Merrill	10,000	Speed Reduction			10,000				
ITP Central - Lancaster Road Speed Management	KTR03	V Merrill	6,000	Safety Measures			6,000				
<b>North</b>											
ITP North - A49 Prees Green Signage	KTR04	V Merrill	8,000	Speed signing			8,000				
ITP North - A525 Broughall crossroads widening	KTR05	V Merrill	5,000	Widening			5,000				
ITP North - B5069 Moors Bank St Martins speed reduction	KTR06	V Merrill	3,000	Speed Reduction			3,000				
ITP North - Prees Lower Heath speed reduction	KTR07	V Merrill	5,000	Speed Reduction			5,000				
ITP North - B4397 Baschurch speed reduction	KTR08	V Merrill	5,000	Speed Reduction			5,000				
ITP North - B4396 Knockin Village speed reduction	KTR09	V Merrill	4,000	Speed Reduction			4,000				
ITP North -A49 Hadnall to Preston Brock safety	KTR10	V Merrill	5,000	Safety Measures			5,000				
ITP North - Chirk Road Gobowen speed reduction	KTR11	V Merrill	4,000	Speed Reduction			4,000				
ITP North - B5065 Soulton road peed reduction	KTR12	V Merrill	4,000	Speed Reduction			4,000				
ITP North - A49 Prees Higher Heath speed reduction	KTR13	V Merrill	5,000	Speed Reduction			5,000				
ITP North - B5063 The Blamer speed reduction	KTR14	V Merrill	3,000	Speed Reduction			3,000				
<b>South</b>											
ITP South - A442 Norton	KTR15	V Merrill	8,000	Speed Limit			8,000				
ITP South - A456 Burford Speed Reduction	KTR16	V Merrill	30,000	Speed Limit			30,000				
ITP South - B4368 Long Medaowend	KTR17	V Merrill	6,000	Speed Reduction			6,000				
ITP South - A5 Burlington safety	KTR18	V Merrill	35,000	Safety Measures			35,000				
ITP South - B4176 Upper Aston junction improvement	KTR19	V Merrill	15,000	Realignnment			15,000				
ITP South - B4555 Severn Centre Highley traffic calming	KTR20	V Merrill	8,000	Traffic Calming			8,000				
ITP South - A458 Morville Road Safety Improvements	KTR21	V Merrill	12,000	Safety Measures			12,000				
ITP South - A488 Hope valley safety barrier	KTR22	V Merrill	30,000	Safety Measures			30,000				
ITP South - Horley speed limit	KTR23	V Merrill	3,000	Speed Reduction			3,000				
ITP South - B4378 Shipton speed limit	KTR24	V Merrill	5,000	Speed Reduction			5,000				
<b>Total Safety/Speed Reductions</b>			<b>299,000</b>				<b>299,000</b>				
<b>Traffic Management</b>											
<b>Central</b>											
ITP Central - Traffic Management Crowmere & Belvidere schools	KTM01	V Merrill	73,000	Traffic Management			73,000				
ITP Central - Traffic Management Meole Brace School	KTM02	V Merrill	75,000	Traffic Management			75,000				
ITP Central - Racecourse Lane, Shrewsbury	KTM03	V Merrill	10,000	Traffic Management			10,000				
ITP Central - Princess Street, Shrewsbury	KTM04	V Merrill	20,000	Traffic Management			20,000				
ITP Central - Eaton Constantine traffic management	KTM05	V Merrill	5,000	Traffic Management			5,000				
<b>North</b>											
ITP north - B4579 Salop Road Car Park Access	KTM06	V Merrill	10,000	Traffic Management			10,000				
<b>South</b>											
ITP South - A41 Pickmere Roundabout signage	KTM07	V Merrill	40,000	Directional Signs			40,000				
ITP South - B4386 Little Brampton/Purslow crossroads	KTM08	V Merrill	10,000	Directional Signs			10,000				
ITP South - A464 Upton Crossroads Shifnal signs	KTM09	V Merrill	20,000	Directional Signs			20,000				
ITP South - Albrighton cross road	KTM10	V Merrill	3,500	Traffic Management			3,500				
<b>Total Traffic Management</b>			<b>266,500</b>				<b>266,500</b>				
<b>Parking Infrastructure</b>											
<b>Countywide</b>											
ITP Countywide - Parking Strategy Improvements	KTP02	V Merrill	40,000	Parking Strategy			40,000				
<b>Total Traffic Management</b>			<b>40,000</b>				<b>40,000</b>				
<b>Network Improvements</b>											
<b>Countywide</b>											
ITP Countywide - Bus Shelters	KTN02	V Merrill	30,000	Facilities			30,000				
<b>Central</b>											
ITP Central - Chester Street Gyratory	K6NE5	V Merrill	56,969	Network Improvement (carried forward from 2013/14)							56,969
<b>Total Network Improvements</b>			<b>86,969</b>				<b>30,000</b>				<b>56,969</b>
<b>Local Sustainable Transport Fund</b>											
<b>Central</b>											
LSTF - Park & Ride improvements & Signage	KST01	V Merrill	50,000	Signs				50,000			

Scheme	CC	Budget Holder	Total Budget		DFT - Maintenance Block	DFT - Additional Highways Maintenance Fundina	DFT - Integrated Transport Block	Financing	Sustrans Grant	Other Grant	Corporate Resources
								DFT - Local Sustainable Transport Fund			
				£	£	£	£	£	£	£	£
LSTF - Canal Path Ditherington	KST02	V Merrill	30,000	Footway				30,000			
LSTF - A488 Pontesbury to Minsterley Cycle Route	KST03	V Merrill	90,000	Cycle Route (£62k carried forward from 2013/14)				28,000	25,000		37,000
LSTF - A458 Old Potts Way Cycle/Pedestrian crossing	KST04	V Merrill	70,000	Crossing				70,000			
LSTF - Cartmel Drive lighting phase 3, Shrewsbury	KST05	V Merrill	70,000	Lighting				70,000			
LSTF - St Julians Friars shared space, Shrewsbury	KST06	V Merrill	225,000	Shared Space			41,000	184,000			
LSTF - Wenlock Road Shrewsbury	KST07	V Merrill	47,000	Crossing				47,000			
LSTF - Heathgates Roundabout - Cycling & Pedestrian Improvements	KST08	V Merrill	10,000	Traffic Management				10,000			
LSTF - Spring Gardens cycle path	KST09	V Merrill	10,000	Cycle Route				10,000			
LSTF - Pritchard Way/Sutton Roundabout - crossing improvement	KST10	V Merrill	5,000	Crossing				5,000			
<b>North</b>											
LSTF - Oswestry branch line cycle route (aka Cambrian Railway Path)	KST11	V Merrill	7,000	Cycle Route				7,000			
LSTF - A49 Hadnall pedestrian crossing	KST12	V Merrill	60,000	Crossing				60,000			
LSTF - Gobowen, B5069 St martins road crossing	KST13	V Merrill	40,000	Crossing				40,000			
LSTF - Gobowen footway improvements	KST14	V Merrill	6,000	Footway Improvements				6,000			
<b>South</b>											
LSTF - Ludlow sign scheme	KST15	V Merrill	25,000	Signs				25,000			
LSTF - Temeside, Ludlow signs	KST16	V Merrill	3,000	Signs				3,000			
LSTF - Bull Ring Ludlow traffic management	KST17	V Merrill	2,000	Traffic Management				2,000			
LSTF - Bromfield road cycle route	KST18	V Merrill	2,000	Cycle Route				2,000			
LSTF - Minor walking improvements	KST19	V Merrill	40,000	Pedestrian Facilities				40,000			
<b>Countywide</b>											
LSTF - Cycle & Pedestrian Direction signs	KST20	V Merrill	5,000	Facilities				5,000			
LSTF - Shrewsbury & Ludlow community car clubs	KST21	V Merrill	20,000	Car Clubs				20,000			
<b>Total Traffic Management</b>			<b>817,000</b>				<b>41,000</b>	<b>714,000</b>	<b>25,000</b>		<b>37,000</b>
<b>Integrated Transport Unallocated</b>											
Unallocated		V Merrill	311,000	£12k identified in Central, North and South for area based priorities and £60k identified as Countywide contingency. Remaining budget held as contingency in case of any unidentified costs from previous years schemes. Position to be reviewed mid way through the year and an available funds to be re-allocated.				311,000			
<b>Total Integrated Transport Unallocated</b>			<b>311,000</b>				<b>311,000</b>				
<b>Total Integrated Transport</b>			<b>3,103,976</b>				<b>2,260,000</b>	<b>714,000</b>	<b>25,000</b>		<b>104,976</b>
<b>Total Highways &amp; Transport</b>			<b>18,523,279</b>		<b>11,973,000</b>	<b>1,227,000</b>	<b>2,385,000</b>	<b>714,000</b>	<b>25,000</b>	<b>264,606</b>	<b>1,934,673</b>



## Committee and Date

Cabinet  
4 June 2014

Council  
17 July 2014

## Item

# 17

Public

## CHARGING POLICY

**Responsible Officer** James Walton

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### 1 Summary

- 1.1 Over the next three financial years the Council faces significant financial pressures with a savings target of £80m to achieve. As part of its approach to delivering this level of saving, the Council is redesigning everything it does to enable the delivery of better more responsive services at a lower cost. As services are redesigned, it is important that the Council has a clear charging policy which can be referred to when decisions about the level of charges are being made. It is also important that, where a need to revise the level of fees and charges for a service is identified, the process for approving such changes allows for speedy decision making and for agreed revisions to be implemented without delay.
- 1.2 In December 2013, Council approved the schedule of fees and charges for 2014/15 set out in the Review of Fees and Charges for 2014/15 Report. The report recognised the reliance of the Council's gross budget on the income from fees and charges and identified guiding principles to be followed when setting fees and charges. At the time of writing the report there were service areas where guidance on charging levels was still awaited so any review of charges for 2014/15 in these service areas was not included.
- 1.3 This report proposes a charging policy which should be followed when setting fees and charges. The report also recommends officer delegations, in consultation with portfolio holders, to allow in year changes to fees and charges to be agreed and implemented in a speedy manner.

### 2 Recommendations

It is recommended that Members:-

- 2.1 Agree and recommend to Council for approval the Council Charging Policy as detailed in Appendix A.
- 2.2 Agree and recommend to Council for approval the proposed officer delegations as detailed below:

*Where, in exceptional circumstances, it is necessary to amend fees and charges within a year from that agreed by full Council **and** any such amendments follow the*

*principles set out in the approved charging policy, Directors in consultation with the appropriate Portfolio Holder for the service where fees and charges are being amended will have delegated authority to agree these changes subject to:*

- *Any changes to the levels of fees and charge including the introduction of new charges resulting in a budget adjustment must be approved in line with the Council's Virement rules (financial size).*

## **REPORT**

### **3 Risk Assessment and Opportunities Appraisal**

- 3.1 Income is a key part of the Council's financial strategy. The identification of additional income across the Council provides opportunities to remove the Council's reliance on other forms of funding, some of which we are unable to control. The key risks associated with income generation relate to the potential for under-recovery through a number of factors such as elasticity of demand, changing economic circumstances and emergence of competition. Growth in the reliance of income from fees and charges heightens this risk. Consideration of new charges will take into account the requirements of the Human Rights Act, any necessary environmental appraisals, the need for Equalities Impact Needs Assessments and in some cases any necessary service user feedback.

### **4 Financial Implications**

- 4.1 The Council's 2014/15 gross revenue budget includes £343.694m of income. The majority of this income is specific grant and the amount to be received in the year is generally known and fixed within a year. A significant amount of the balance, £57.137m comes from fees and charges. It is important that the contribution made to the gross budget by fees and charges is understood and managed. By agreeing a charging policy, clear guidance on considerations to be made when agreeing charges, including financial consequences, can be established across all council services. As part of this an informed decision can be made when setting the level of charges about the consequences for budgets and the local taxpayer. Agreeing a charging policy within which speedy decisions can be made is important when services are redesigning. By detailed consideration of income streams and factors which affect the levels of income the Council receives, the risk of significant budget variations caused by a shortfall in income levels will be reduced.

### **5 Background**

- 5.1 The financial landscape for local authorities continues to be very challenging as we look towards 2014/15. To the end of the financial year 2013/14, the Council will have delivered £80m savings over the last 4 years and has a target saving of a further £80m to find over the next three years. To meet the challenges of reduced government funding the Council needs to continue to explore all options to reduce net expenditure, by both reducing gross expenditure and/or increasing income.
- 5.2 The Council has the power to charge for some services under various legislation dating back many years e.g. 1949 Prevention of Damage by Pests Act, Local Authorities (Goods and Services) Act 1970. The Local Government Act 2003 provides clarity over charging powers and is clear that a local authority can charge for discretionary services on the basis of recovering the full costs of providing the

service but that it should not make a profit year on year. The same act also covers local authority's power to trade whereby a profit/surplus can be made as long as trading is carried out through a company.

- 5.3 The current Business Plan and Financial Strategy includes £80m of savings proposals over the next 3 financial years. Within agreed savings plans, there are reviews of income levels which will contribute to the savings. It must be recognised that an increase in individual fees and charges does not necessarily create additional funding beyond the current approved budget and it is important not to "double count" any potential savings from increased income. As savings are implemented budgets will need fine tuning and adjustments will be required to both expenditure and income headings.
- 5.4 In previous reports to Council, the reliance of the council's gross budget on income from fees and charges and the split of this income between charges subject to statutory requirements or guidance and those purely at the discretion of the Council were identified. Recommendations to change the levels of fees and charges for discretionary areas have been based on the guiding principles for charging and management information about the service. In addition, a key consideration has been to set charges at the right level to balance the subsidy between service user and taxpayer. The reports include schedules of fees and charges for all areas of charging even where the actual charge it is not directly determined by the Council.
- 5.5 On 19 December 2013, Council noted the breakdown of the total income budget and the amount of discretionary income, agreed the principles for charging and the schedules of fees and charges for 2014/15. At the time of writing the report, several services were still awaiting statutory guidance or outcomes of reviews on charging for 2014/15 and the charges for these services remained at 2013/14 levels.
- 5.6 Since the report was agreed, several areas have been developing savings proposals and further scrutinising budgets which has highlighted a potential need to tweak some areas of charging.
- 5.7 The current approval process means that all changes to fees and charges which are agreed by Council annually, generally in December before the commencement of the financial year, in which they will be applied, require further approval by Council. This limits the ability of the service to respond to market changes and revised management information. Introducing a policy for charging and agreeing appropriate approval delegations would ensure all managers are following approved principles when recommending changes to fees and charges and also that services can respond appropriately within an agreed policy if there is a need to revise any charges as a result of new information. A key objective of making any changes to charges would be to ensure that the income targets agreed as part of the budget setting process are achieved. There will be suitable controls within the policy to ensure approval is at the right level and that, in general, changes to charges within the year should only be made on an exceptional basis. Also, the charging policy will operate within the Council's financial rules, in particular the virement policy.
- 5.8 Section 6 below provides details of the proposed charging policy.

## **6 Charging Policy**

- 6.1 Although previously a blanket approach to fees and charges increases e.g. in line with inflation, has been used, more recently varying levels of changes ranging from

removal of any fee or charge to substantial increases have been recommended by service managers for approval. Proposed changes are generally based on maximising income, however, it is often not obvious within any recommendations that due regard has been given to all the consequences of setting fees and charges at different levels. The proposed charging policy is clear about considerations which should be made when setting fees and charges.

- 6.2 The proposed Council charging policy is attached at Appendix 1. This sets out the basic principles upon which detailed fees and charges are based. Each service is required to apply these principles when preparing their schedule of fees & charges for the coming financial year. The Policy is subject to an annual review and subsequent approval by Cabinet as part of the budget setting process.
- 6.3 The policy ensures that service managers are using an agreed corporate approach when recommending changes to fees and charges. The policy allows for innovation and testing of market elasticity when revising fees and charges within clear policy guidelines.

## 7 Process for Approval and Delegations

- 7.1 Under the current process for agreeing fees and charges, fees and charges are reviewed annually usually in November and any changes proposed are considered by Cabinet and Council in December for implementation as soon as possible and no later than the following 1 April.
- 7.2 It is recommended that this process is continued in terms of the annual review of fees and charges. This process will be carried out within the remit of the proposed charging policy.
- 7.3 The approval of the level of fees and charges will continue to be by Council in December and will be part of the annual budget process. However, it is recognised that there will be instances when the required information is not available to meet this timescale or that subsequent changes are required. It is therefore recommended that Directors are given *delegated power* to agree changes to fees and charges in consultation with the relevant Portfolio Holder. This delegation will be on the basis of:

*Where, in exceptional circumstances, it is necessary to amend fees and charges within a year from that agreed by full Council **and** any such amendments follow the principles set out in the approved charging policy, Directors in consultation with the appropriate Portfolio Holder for the service where fees and charges are being amended will have delegated authority to agree these changes subject to:*

- *Any changes to the levels of fees and charge including the introduction of new charges resulting in a budget adjustment must be approved in line with the Council's Virement rules (financial size).*

- 7.4 This delegated authority will allow service managers to respond to any identified need to amend fees and charges in a timely manner.
- 7.5 If agreed, this delegation will be included in the Council Constitution, Part 8 Delegations to Officers.

## **8 Amendments to Approved Fees and Charges**

8.1 There are a number of areas where information was not available in December to revise 2013/14 fees and charges for 2014/15. Since the December report, fees and charges have been confirmed for 2014/15 for Waste Management services as follows-

- Waste Management – Schedule 2 charges for refuse collection (from non-domestic premises which are still deemed to produce household waste) i.e. non-commercial premises exempt from NNDR e.g. Village halls, charity shops, primary schools etc. and Bulky Waste Collections charges have been increased by reference to inflation and the actual cost of the collection service. Increases for other Schedule 2 charges, from non-domestic premises, where both the collection and disposal cost can be charged have been increased with reference to inflation and landfill tax changes and in line with the actual costs of the contractor providing this service. These charges are included in Appendix 2, Charges agreed since Council in December.

8.2 Since the report was approved by Council, a request to amend registrars' fees and charges has been received. The proposals include the introduction of a new fee for marriages and civil partnership ceremonies held in Shropshire Council Ceremony rooms, such as, but not exclusively, the Council Chambers at the Guildhall and Castle View. These changes have arisen due to the need to recover costs and vary the level of ceremony and type of hosting arrangements for a ceremony, provided by the Council. Accommodation changes have brought this issue to the fore and the need for alternative pricing arrangements has presented itself, these new arrangements could not have been foreseen in time for Council to approve proposals at the December meeting. Under the proposed delegations, a full report will be presented to and approval sought from the Director and Portfolio Holder for Public Health.

## **9 Charges in the Context of a Changing Council Structure**

9.1 As the Council continues to redesign there is potential for more services to be provided by organisations other than the Council, for example ip&e Ltd. These organisations will, as part of their contract with the Council, be tasked with providing quality, value for money services. The Council will, when agreeing the individual service contract, need to assess how much control it wishes to exercise over the level of fees and charges for these services.

## **10 Public Information on Fees and Charges**

10.1 Individual services make available information on fees and charges for their services in various ways e.g. the council website, at venues, in the media, by direct communication with individuals. The Council website will be developed to include a page which amalgamates all service charges providing hyperlinks to the relevant services pages containing information on fees and charges. This will be monitored to ensure it is kept up to date and in line with approvals. If agreed, the council's corporate charging policy will be included and also reference to any service charging policies developed within the corporate policy.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

Fees and Charges Income Review 2014/15 – Council 19 December 2013

**Cabinet Member (Portfolio Holder)**

Keith Barrow – Leader

**Local Member**

All

**Appendices**

Appendix 1 – Shropshire Council Charging Policy

Appendix 2 – Charges agreed since Council in December



<b>Policy Owner</b>	<b>James Walton Head of Finance , Governance and Assurance (s151Officer)</b>
<b>Approving Body</b>	<b>Full Council</b>
<b>Date Approved</b>	<b>17 July 2014</b>
<b>Effective Date</b>	<b>1 August 2014</b>
<b>Review Date</b>	<b>June 2015</b>
<b>Version</b>	<b>1.0</b>
<b>Appendices</b>	<b>Appendix A- Rationale for Charging Principles</b>

## **Shropshire Council Charging Policy**

### **Introduction**

There are four key reasons why the Council has a corporate charging policy in place:

- Charging has a significant role to play as a policy instrument, contributing towards the achievement of corporate and service objectives
- Charges can be used as a tool to manage demand or influence behaviour, through encouraging/discouraging the use of services and/or the patterns of use of services
- The policy can provide clarity over why different charges are set for different user groups e.g. through the use of discounts/concessions
- Charging as an income source can contribute towards the achievement of financial objectives, linked to the Council Business Plan and Financial Strategy.

The corporate policy is subject to formal consideration and approval by Cabinet and then Council.

The aims of the corporate charging policy are to:

Set a clear, flexible and equitable framework for applying charges and fees to relevant council services; and to maximise income from charges

- Promote a unified corporate approach to the levying of charges, including defined processes for the setting of fees
- Develop standards and procedures for charging in respect of discretionary and statutory services for both individual users and community groups
- Set out the basic corporate principles which are relevant to most services but which enable innovation and experimentation and provide a clear basis for decisions where the Council has discretion in setting charges.

To achieve these overall aims, the following corporate objectives need to be satisfied:

- The Council will seek to increase the annual level of income from fees and charges with a view to recovering the full cost of providing council services
- All services should over time be reconsidered for their potential to raise income and new, or revised, charges applied where appropriate
- The level of charges applied to services should, wherever possible, support the Council's priorities
- A clear and consistent approach, recognising different market profiles, will underpin the setting of charges.

This policy applies to the setting of fees & charges for Council services. All such fees & charges are subject to formal approval as part of the budget setting process. The policy does not apply to the setting of rents, service charges or other local taxation.

### **Why the Council Charges for Services**

Fees and charges represent an important source of income, providing finance to assist in achieving the Council's objectives. However, there are potential conflicts between raising additional income by increasing charges, and promoting access and usage of local services, particularly by vulnerable groups on low income.

The appropriate fee structure will therefore depend on the overall intention for that service area as far as Council policy is concerned. By setting charges at appropriate levels, the Council is exercising its stewardship role of public funds properly. Where income is foregone, without good reason, the burden of funding will unfairly transfer to the taxpayer.

Generally the law requires specific or implied statutory authority for the making of charges for services, and there are very many such provisions in place, some of which contain quite detailed restrictions, while others are more openly worded.

### **What the Council Should Charge for Services**

The Council's fees and charges fall into 4 main categories:

- Charges set by statute law which are fully outside the Council's control
- Charges set by statute law where the amount charged has to be within certain parameters
- Charges that are applied by partners managing Council owned buildings and other
- Services commissioned by the Council, where the Council may wish to exercise some control over these charges
- Charges that are fully within the Council's control in determining the amount that should be charged.

The first step is to decide whether the Council should provide the service. Many of the services the Council charges for are required by statute. However, others are discretionary and consideration should be given to whether providing the service is the best way of meeting the Council's objectives, especially if the Council will not recover its costs.

Additional services may be provided where the Council has the discretion to charge for them, although equally, the Council may choose to provide services at no charge to some or all potential service users. The risk to the Council of making a loss must be considered when deciding whether the service should be provided.

## **Administration**

Charges should be simple to understand and to administer. They should be easily located by service users through the Council's website, through any other form of literature provided, or directly from Council services or establishments.

Where possible, reasonable notice should be given to service users before any new or revised charges are implemented.

Methods of payment should be flexible and convenient, and take into account the needs of those on low income and people's ability to pay. The easier it is to pay, the more likely it is that payment will be made. Consideration should be given to:

- Payment in advance: which should be the preferred means of recovery wherever possible
- Frequency of payment: having regard to the budgetary patterns of those reliant on benefits or low incomes
- Format of payment: including alternatives to cash.

The costs of collection should be evaluated. Potentially, they may make the charging proposal uneconomic or require charges to be raised further. Costs of collection must be identified and budgeted for.

The corporate charging policy will need to follow corporate and service policy and financial procedure rules regarding the collectability of the income and debt recovery strategy.

## **Local Service Application**

Where appropriate, services may develop local fees and charges policy statements. The local service policy should set out the basic principles being applied to setting fees and charges and should reflect the principles set out in the corporate policy.

The local policy statement should be subject to an annual review within each service area, though this only needs to be amended if local principles have changed. The statement should be agreed in consultation with the relevant Portfolio Holder.

The local statement should reflect the level of consultation required with service users.

## **Principles for Charging**

The corporate charging policy establishes the Council's key principles in relation to charging. Once agreed, these principles should be adhered to by all directorates, with any deviations from the charging principles set out requiring appropriate approval. Such principles are reflected in any local, service-based charging policies. Local charging policies are subject to approval by the relevant Portfolio Holder.

This policy sets out a number of principles that are considered to be those which are most relevant. It should be noted that these principles will generally apply to services for which the Council has discretion over the level of charging, rather than services where charging is prevented or where charges are required to be set within statutory limits.

## **Corporate Charging Principles**

Charges for Council services are set so as to:

1. *Contribute to the achievement of corporate and service objectives*
2. *Maximise potential income, to achieve financial objectives, unless there is an explicit policy decision to subsidise the service*
3. *Be capable of being justified, in comparison with other similar providers*
4. *Take account of the ability of different users to pay, through the use of discounts and concessions*
5. *Differentiate between differing levels of a service being provided e.g. faster turnaround*
6. *Take account of the views of and minimise the impact upon users, where new or significantly higher charges are proposed, and where this is possible*
7. *Maximise the ease of collection of charges and minimise the costs of collection*
8. *Be regularly reviewed on at least an annual basis, using the latest available market information, and revised where appropriate*

The rationale for each of these charging principles is set out in Annex A.

## **Standard Principles**

The standard principles that will be applied to all fees & charges set by the Council will be as follows:

- Fees & charges will be set to recover full cost AND to maximise income recoveries, where this is likely to lead to a higher yield
- Payment will be sought in advance of the supply of goods or services using the most appropriate payment channels
- Customers will be encouraged to self-serve in both ordering and payment for goods or services
- Discounts and/or subsidies will be permitted and the basis for these will be determined locally
- The recovery of debts will take into account both ability to pay and the cost of recovery
- Comparisons will be undertaken to ensure that the proposed level of fees & charges can be justified against other, similar providers
- Fees & charges will be subject to an annual review in accordance with the budget setting timetable, unless new or revised services are introduced
- The setting of fees & charges will take into account the ability of customers to pay and any relevant socio-economic factors
- Fees & charges will be subject to a local equalities impact assessment.

Where a local service policy deviates from these principles, a local policy statement will be prepared, setting out the basis and reason for any such variations. This will include an equalities impact assessment covering both the fees & charges, and the policy, in each local service area.

## SHROPSHIRE COUNCIL CHARGING POLICY

### CORPORATE CHARGING PRINCIPLES

There are 8 corporate charging principles which should be referred to when setting fees and charges.

The following sections consider the interpretation of each of these principles in turn and provide a conclusion on management actions required to demonstrate each principle has been fully considered.

#### 1 Contribute to the achievement of corporate and service objectives

- 1.1 Charges are clearly not an end in themselves, but should be used as a means to contribute towards the achievement of specific corporate and service objectives. Managers should therefore be able to identify whether or not a service can legally be charged for and, if so, clearly articulate how, through charging for the service and in the level and application of the charge, they are contributing towards these objectives.
- 1.2 There will be instances where charging is prohibited or restricted; however, even under such statutory frameworks, it is still good practice to make the link between the level of service provided e.g. basic, enhanced, and the policy objective being addressed.
- 1.3 A summary of the types of financial policy for charging that may be adopted and the policy objective that it is primarily intended to achieve has been summarised in the table below.

Financial Charging Policy	Policy Objective
Commercial trading	The Council seeks to maximise revenue within an overall objective of generating as large a surplus from this service as possible e.g. the collection of commercial waste.
Commercial with discounts	As above, but with discounted concessions being given to enable disadvantaged groups to access the service.
Fair charging	The Council seeks to maximise income, but subject to a defined policy constraint. This could include a commitment made to potential customers on an appropriate fee structure e.g. charges for car parking, hire of council premises. Alternatively, a full commercial rate may not be determinable or the Council may be a monopoly supplier of services
Cost recovery	The Council wishes to make the service generally available, but does not wish to subsidise the service e.g. rental charges for market trading.
Cost recovery with discounts	As above, but the Council is prepared to subsidise the service to ensure that disadvantaged or other groups have access to the service e.g. certain social care charges

Financial Charging Policy	Policy Objective
Subsidised	Council policy is to make the service widely accessible, but believe users of the service should make some contribution from their own resources e.g. leisure charges.
Nominal	The Council wishes the service to be fully available, but sets a charge to discourage frivolous usage e.g. fines for late returns of library items.
Free	Council policy is to make the service fully available and funded through corporate resources, rather than specific fees e.g. free access to parks/public open spaces.
“One Off” Offers	A “one off” offer (or discount) is made to encourage future business, resulting in a loss of income in the first instance, but an overall increase in income in the longer term.
Statutory	Charges are set in line with national legal requirements and there is no local discretion over the level of the charge e.g. planning application fees.
Statutory constraints	Charges are set within a national legal framework within which there is some, but not complete, discretion over the level of the charge.
Charges not permitted	Charges cannot be levied for statutory reasons e.g. core education services in schools.
Other	This should be identified if not included under one of the above areas.

## Conclusion - Charging Principle 1

*For each service area, the manager responsible for the service should summarise the legal basis, financial policy for charging, and relevant policy and service objective(s), to ensure that charges are in line with these objectives and that there is clarity over the purpose of the charge. These should be set out in an annual statement of the local service fees & charges policy, as a precursor to the formal setting of specific fees & charges.*

## **2 Maximise potential income, to achieve financial objectives, unless there is an explicit policy decision to subsidise the service**

- 2.1 There will clearly be a need for charges to contribute towards the achievement of financial objectives, particularly in the context of the current financial climate (assuming that these do not conflict with the overall policy framework). If the legal powers exist to charge, managers will need to justify the reasons for any instances where charges are not being made.
- 2.2 Generating/maximising income not only has financial benefits, but can also allow the service to develop capacity, deliver efficiency and sustain continuous service improvement. The example financial policies for charging/constraints set out in the table above should assist in identifying what financial objective is intended to be achieved from the charge and, as can be seen, there will be a range of circumstances where it is not appropriate to maximise potential income.

- 2.3 However, the key issue for the Council in financial terms is to ensure that managers do not inadvertently provide a subsidised service where there is no explicit policy objective to do so. This could take place for a number of reasons, such as:
- Not taking account of the full costs of service provision e.g. capital costs, overheads/recharges, costs of collection, as well as direct costs of provision
  - Simply rolling forward historic charges by inflation annually and not taking account of the increased costs of service provision e.g. where fuel costs increase significantly above inflation
  - Charging the same amount for different types of service user e.g. a commercial operator and a member of the public
  - Instances where the charge is set inappropriately low, resulting in over-use or abuse of the service
- 2.4 For charges to be set at an appropriate level, therefore, this will require managers to have a robust understanding of the full range of costs associated with the provision of the service.
- 2.5 In addition, when setting charges, managers will need to be aware of the relationship between the level of charge and the potential impact upon demand, in terms of optimum price sensitivity e.g. as a higher charge may not necessarily maximise total income, if usage decreases disproportionately.
- 2.6 The Council's agreed charges should be viewed as a maximum charge; but managers should have the flexibility to introduce "one off" discounted charges if they believe this will generate more overall income in the longer term. This approach, if it is to be adopted, should be set out and justified in the annual policy statement.
- 2.7 In certain service areas it may be appropriate and advantageous to identify a range of charges to maximise potential income, for example in relation to private and commercial hires. This should be set out and justified in the annual policy statement.

### **Conclusion - Charging Principle 2**

*The default position is that a charge should be made where legally permitted, any charge should take account of the full direct and indirect costs of service provision and is set at a level so as to maximise income, taking account of price against demand. This will also include setting charges at maximum levels/cost recovery where statutory constraints apply. Where there is an explicit policy objective to subsidise the service, and therefore to deviate from this principle, this reason should be clearly set out, together with the financial consequences of the subsidy, where identifiable.*

## **3 Be capable of being justified, in comparison with other similar providers**

- 3.1 Clearly, where Councils have discretion over the level of their charges, they are free to exercise local political and service choice, taking into account factors such as the type and quantity of chargeable services that they provide and therefore the level of charges and associated subsidy.

- 3.2 Charges often vary considerably, even between similar authorities, and there may be reasons why charges may vary in this manner e.g. the use of alternative models of service provision. However, there are equally areas for which authorities are unable to explain why their service charges (or even expenditure as a whole) differ so widely from other, similar providers and where they may not even be aware of such differences in the first instance.
- 3.3 There is therefore a need to compare charges, both with other authorities and with private sector providers, where there is an external market, and understand reasons for any differences. Such differences are not necessarily a cause for concern e.g. higher charges may have been levied as a result of a deliberate policy to provide a higher level of service, to seek to discourage excessive use etc., but should be capable of being validated.

### **Conclusion - Charging Principle 3**

*Where it is available, benchmarking information should be used by managers to compare their charges against other, similar authorities and private sector providers when setting charges annually. Where charges differ significantly from other such comparators, managers should be aware of and be able to explain the main reasons for such differences.*

## **4 Take account of the ability of different users to pay, through the use of discounts and concessions**

- 4.1 As identified previously, there will be a number of instances where it is appropriate for charges to be subsidised for different types of users. These could include, for example:
- To achieve a specific policy objective e.g. encouraging healthy living through subsidised use of leisure facilities
  - Structuring charges differently e.g. a lower rate per hour for car parking at off-peak times, to ration service use at peak times when demand exceeds supply
  - Where users have limited financial means e.g. as measured by receipt of certain types of benefit and/or reduced rates for children and older people
  - To encourage the use of a service by specific groups where take-up is under-represented e.g. ethnic minorities, disabled people
  - Applying concessions for certain types of users e.g. free parking for local residents,
  - Discounts linked to loyalty/take-up of the service e.g. for frequent users
- 4.2 The Council may have a corporate policy on service user groups which receive subsidised access to all (or many) services e.g. children's and older people's discounts. For certain services, such as social care, eligibility criteria for services will also be clearly established. In other cases, there may be a specific area where take-up is particularly low amongst certain groups and a service therefore wishes to increase use, e.g. hire of leisure centre halls by clubs encouraging participation from minority groups.
- 4.3 Key factors that the Council will need to take into account when considering the use of eligibility criteria/discounts/concessions include:



- The link between the discount/concession and the policy/service objective that the charge is intended to contribute towards
- The link between the discount/concession and the Council's diversity/equalities policies
- Whether a generic concession should be applied for all services e.g. those in receipt of means-tested benefits, or whether the concession should be targeted towards a specific user group, depending upon individual service issues
- How the discount/concession will be funded e.g. from other users of the same service, from Council Taxpayers more widely, and the financial implications of the subsidy
- The need to review the degree to which eligibility criteria/discounts/concessions remain appropriate over time e.g. as take-up increases by a previously under-represented group
- Minimising the burden upon those applying for discounts/concessions e.g. ensuring that they do not have to provide duplicate information to more than one Council directorate
- The link between take-up of benefits and maximising overall Council resources e.g. where benefit take-up contributes towards funding received from central government
- Whether the concession or discount is funded through cross subsidy by other service users through higher charges or whether it is funded corporately.

#### **Conclusion - Charging Principle 4**

*Managers should:*

- *Identify the nature of discounts/concessions that are in place for services where charges are made*
- *Identify the types of users intended to benefit in terms of the link between discounts/concessions and policy/service objectives*
- *Identify the level of subsidy provided/cost of the discount*
- *Review discounts/concessions to ensure that they remain appropriate.*

#### **5 Differentiate between differing levels of a service being provided e.g. faster turnaround**

- 5.1 Where the Council has discretion over the level of charge and also the level of service provided, it is important that the charge reflects the degree of usage of service resources and value added.
- 5.2 For example, charges for providing birth certificates where these are needed for a passport application may differ between the basic fee and the fee for a quicker return. Whilst the same level of staffing resources may be required for both, the service user is receiving higher added value under the latter option and therefore pays a premium for the service.

## **Conclusion - Charging Principle 5**

*Charges set should be differentiated so as to fairly reflect the differing demand placed upon service resources and the value provided to the service user.*

### **6 Take account of the views of and minimise the impact upon users, where new or significantly higher charges are proposed, and where this is possible**

- 6.1 Where the Council is operating in a competitive environment, users have the freedom to use alternative providers if similar services are provided at lower cost. Consultation is most important, however, where the Council is in a monopoly position and needs to provide equity to service users.
- 6.2 Where charges are being regularly reviewed, there will be instances where the review identifies that higher service charges are required e.g. to take account of higher service costs. This may be even more of an issue where service charges have not been reviewed for some time, and have not therefore kept pace with increasing costs.
- 6.3 It is important that the impact upon service users of any proposed changes to charges is identified, both from an individual perspective e.g. affecting their ability to pay/use the service, and also from a Council-wide perspective e.g. affecting the extent to which policy objectives will now be achieved and the potential demand for, and therefore the level of income received for, the service.
- 6.4 This will be assisted by an understanding of the impact of previous changes in charges on levels of service use for different groups of service users; although, as such information may not be readily available, it will be important that this is collected in future, whenever such changes are made. In addition, consultations on services (and on Council finances more generally) should take account of user views on levels of charges and the perceived value for money received.

## **Conclusion - Charging Principle 6**

*Any significant proposed changes to charges should be consulted upon with key service users and groups. Managers should seek to ensure that they are aware of the potential impact upon differing service users of changes to charges, considering whether any such changes to pricing policies could potentially be phased in over time, if possible, where the impact is high.*

### **7 Maximise the ease of collection of charges and minimise the costs of Collection**

- 7.1 The efficient collection of charges clearly has significant benefits in terms of minimising potential arrears levels i.e. the easier that it is made for charges to be paid, the more likely that payment will be made in practice.
- 7.2 In terms of administering charges, there are a number of areas which should be explicitly considered:
- Service charges and the way in which they will be paid /collected should be transparent to users
  - The costs of collection should be taken into account against the actual level of income being collected

- A range of alternative payment methods e.g. format, frequency, venues, should be offered to users, with potential incentives being considered for the most efficient payment methods e.g. electronic payment
- Procedures for the collection of arrears and write-off of debts should be clearly set out and consistently followed for all service users
- Where arrears have built up, this information should be reported to managers responsible for providing the service, in order that they are aware of service users experiencing difficulties in paying for the service or who are refusing to pay for the service

### **Conclusion - Charging Principle 7**

*Charges should be administered so as to maximise the ease of collection of charges and minimise the costs of collection, considering both the Council and service user perspective, in order to optimise the likelihood of payment.*

## **8 Be reviewed on at least an annual basis, using the latest available market information, and revised where appropriate**

- 8.1 As identified previously, service charges should be contributing to the achievement of defined policy, service and financial objectives and it is therefore vital that charges (and eligibility criteria/discounts/concessions) are reviewed on at least an annual basis to ensure that this continues to be the case.
- 8.2 The Council approves a schedule of fees & charges annually as part of its budget-setting process. As part of this process, managers should take into account any intelligence gathered on costs, demand and market intelligence. Reviews may take place outside this timetable, although these would generally be on an exceptional basis, unless new services are being introduced.
- 8.3 It is important that areas not currently charged for (but which could potentially be) are also considered. In terms of scope, all external charges should be considered, and it may also be appropriate to include charges made through external SLAs e.g. to schools.
- 8.4 For such review to be effective, managers will need to take into account relevant market information e.g. changes in legislation, patterns of service use, benchmarking data, price sensitivity, opportunities to introduce or extend charges etc.
- 8.5 This need not necessarily be a highly detailed exercise, but managers should at least be certain that charges are achieving their intended objective(s) and have been set appropriately. If this is not the case, clearly managers will need to amend charges accordingly e.g. increasing charges if the costs of provision have increased or amending discount/concession schemes if they are no longer relevant.

### **Conclusion - Charging Principle 8**

*Managers must review all charges for which they are responsible on at least an annual basis as part of the budget process and confirm that charges have been reviewed on a systematic basis. Heads of Service should ensure that their service area has completed an annual policy statement on charging, to be signed off by the relevant Lead Cabinet Member, prior to the completion of the Council's annual budget setting process.*

The information required to amend the following charges was not available in time for the report to Council in December 2013. The charges since agreed for these services are attached in the following schedule.

<b>FEES &amp; CHARGES</b>				
<b>WASTE SERVICES</b>	<b>Notes</b>	<b>Fee for 2013/14 £</b>	<b>Fee for 2014/15 £</b>	<b>% Increase</b>
<b>WASTE</b>				
<u>Bulky waste charges</u>				
Up to 3 items of bulky household waste	Discretionary	27.00	29.00	7.41%
4-6 items of bulky household waste	Discretionary	41.00	44.00	7.32%
7-9 items if bulky household waste	Discretionary	54.00	58.00	7.41%
10-12 items of bulky household waste	Discretionary	67.00	72.00	7.46%
13-15 items of bulky household waste	Discretionary	81.00	87.00	7.41%
up to 10 sacks of residual waste	Discretionary	38.00	45.00	18.42%
<u>Other Charges</u>				
Excess Black Bags (max 10)	Discretionary	38.00	45.00	18.42%
Second Garden Bin	Discretionary	60.00	60.00	0.00%
<u>Linners &amp; Caddies</u>				
Linners	Discretionary	4.00	4.00	0.00%
Caddies	Discretionary	3.50	3.50	0.00%
<u>Schedule 2 contract rates per fortnightly collection (based on waste type and container size)</u>				
Residual Sack (cost per sack)	Discretionary	1.30	1.30	0.00%
<i>No Disposal</i>				
Residual 240	Discretionary	106.76	118.00	10.53%
Residual 360	Discretionary	136.14	149.20	9.59%
Residual 660	Discretionary	209.20	227.20	8.60%
Residual 750	Discretionary	219.08	237.60	8.45%
Residual 1100	Discretionary	286.16	310.40	8.47%
Residual 1280L	Discretionary	295.00	No longer available	
<i>With Disposal</i>				
Residual 240	Discretionary	152.52	170.00	11.46%
Residual 360	Discretionary	204.78	224.60	9.68%
Residual 660	Discretionary	335.04	365.00	8.94%
Residual 750	Discretionary	362.08	396.20	9.42%
Residual 1100	Discretionary	495.98	541.80	9.24%
Residual 1280L	Discretionary	539.14	No longer available	
<i>With or without Disposal</i>				
Recycling 240	Discretionary	89.60	99.80	11.38%
Recycling 360	Discretionary	111.18	123.20	10.81%
Recycling 660	Discretionary	162.40	177.80	9.48%
Recycling 750	Discretionary	166.82	188.20	12.82%
Recycling 1100	Discretionary	209.20	227.20	8.60%
Recycling 1280	Discretionary	217.00	No longer available	



<u>Committee and Date</u>	<u>Item</u>
Audit Committee 26 June 2014	<b>18</b>
Council 17 July 2014	
	<u>Public</u>

## **ANNUAL ASSURANCE REPORT OF AUDIT COMMITTEE TO COUNCIL 2013/14**

**Responsible Officer** James Walton  
e-mail: James.walton@shropshire.gov.uk Tel: 01743 255011

### **1. Summary**

Attached to this report is the draft Audit Committee's Annual Assurance Report to Council for 2013/14. This provides Council with an independent assurance report that the Council has in place adequate and effective risk management and internal control systems that can be relied upon and which contribute to the high corporate governance standards that this Council expects and has consistently maintained.

### **2. Recommendations**

Council is asked to consider and comment on the contents of the Annual Assurance report for 2013/14 before recommending accepting this report.

## **REPORT**

### **3. Risk Assessment and Opportunities Appraisal**

- 3.1 The Audit Committee's Annual Assurance Report is part of the overall internal control arrangements and risk management process. The Committee objectively examines and evaluates the adequacy of the control environment through the reports it receives and in turn can provide assurances to Council on its internal control systems that inform the Annual Governance Statement.
- 3.2 The recommendations contained in this report are compatible with the provisions of the Human Rights Act 1998. There are no direct environmental, equalities, consultation or climate change requirements or consequences of this proposal.

#### 4. Financial Implications

There are no direct financial implications from this report

#### 5. Background

- 5.1 A key part of the Audit Committee's role is to provide independent assurance of the adequacy of the risk management framework and the associated internal control environment. The Committee oversees the financial reporting process and it also provides independent scrutiny of the authority's financial performance to determine the extent to which it affects the authority's exposure to risk and weakens the control environment.
- 5.2 The Audit Committee has a well established role within the Council and it is important that an Annual Assurance report based on the work of the Committee is produced and recommended to Council. In compiling this assurance report, information provided at the Audit Committee meeting on 26 June 2014 has also been taken into account.
- 5.3 In addition, following the release of CIPFA's Audit Committees, Practical Guidance for Local Authorities and Police, 2013 edition; this report has been considered to ensure its compliance with the guidance. Section 6.34 requires the Audit Committee to be held to account on a regular basis by the Council specifically in relation to:

Whether the

- committee has fulfilled its agreed terms of reference;
- committee has adopted recommended practice;
- development needs of committee members have been assessed and whether committee members are accessing briefing and training opportunities;
- committee has assessed its own effectiveness, or been the subject of a review, and the conclusions and actions from that review and,

What impact the committee has on the improvement of governance, risk and control within the Council.

- 5.4 The annual assurance report to Council for 2013/14, attached to this report, is a helpful way to address the key areas where the committee should be held to account. **(Appendix A).**

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

CIPFA's Audit Committees, Practical Guidance for Local Authorities and Police, 2013 edition

Draft Internal Annual Audit Plan 2013/14 - Audit Committee 27 March 2013

Internal Audit Plan 2013/14 – Performance report to 31 October 2013 - Audit Committee 5 December 2013

Internal Audit Plan 2012/13 – Third quarter report- Audit Committee 13 February 2014

Internal Audit Annual Report 2013/14 – Audit Committee 26 June 2014

**Cabinet Member (Portfolio Holder)**

Keith Barrow, Leader of the Council and Brian Williams, Chairman of Audit Committee

**Local Member**

N/A

**Appendices**

Appendix A - Draft Audit Committee Annual Assurance Report 2013/14

## DRAFT AUDIT COMMITTEE ANNUAL ASSURANCE REPORT 2013/14

### STATEMENT FROM THE CHAIRMAN OF THE AUDIT COMMITTEE

1. The governance of the public sector continues to increase in profile with the Chartered Institute of Public Finance and Accountancy (CIPFA) urging local government to improve practice. In Shropshire we have kept pace with good practice having adopted a Code of Corporate Governance which we examine and assess ourselves against annually in line with the best practice issued by CIPFA and SOLACE; we have also produced an Annual Governance Statement, again keeping the Council in line with best practice and legislative requirements. Being well managed and well governed are important attributes in helping to improve performance and in reducing the risk of failing to achieve our objectives and providing good service to our community.
2. In seeking continually to improve our governance procedures and keep pace with best practice, Shropshire has a well established Audit Committee. The Committee is a key component of the Council's corporate governance arrangements and is a major source of assurance about the Council's arrangements for managing risk, maintaining an effective control environment and reporting on financial and non-financial performance.
3. The benefits to the Council of operating an effective Audit Committee are:
  - Increasing public confidence in the objectivity and fairness of financial and other reporting.
  - Reinforcing the importance and independence of internal and external audit and any other similar review process; for example, reviewing the Annual Statement of Accounts and the Annual Governance Statement.
  - Providing additional assurance through a process of independent and objective review.
  - Raising awareness within the Council of the need for governance, internal control and the implementation of audit recommendations.
  - Providing assurance on the adequacy of the Council's risk management arrangements and reducing the risk of illegal or improper acts.
4. We have a substantial range of activities that we have to undertake as a Committee and work closely with both our Internal and External Auditors and the Chief Finance Officer in achieving our aims and objectives. We have put together a work and development plan for the year to enable key tasks to be considered and completed.
5. As Chairman of the Audit Committee, I have always seen training as a key priority for myself and the other members in order to undertake our roles effectively. The Committee continues to undertake a full and extensive programme of training and this year has been no exception. In addition, the committee has conducted a self-assessment of its activities against CIPFA's practical guidance released in 2013 to ensure that it adopts recommended



practice. An action plan for improvement has been agreed which includes reviewing the development needs of members' against the revised guidance. This will build upon the training schedule in place to ensure that all members of the Audit Committee continue to have access to appropriate training and are provided with the skills and knowledge to enable them to fulfil their roles effectively and efficiently. Members also have access to CIPFA's Better Governance Forum network which provides specific information in the form of regular briefings, an informative web site, and attendance at training events.

6. I am pleased to pay tribute to the work of all my four colleagues and their substitutes who are enthusiastic in their interest in the purpose and objectives of the Committee and whose regular attendance at training sessions has been impressive. As Chairman of the Audit Committee, I believe we have helped contribute to improvements and developments in the Council's corporate governance, risk and internal control arrangements and I intend that we will continue with the high standards and contributions established by this Committee over a number of years.
7. This year we have held five meetings including the meeting held on 26 June 2014. We have received and considered a substantial number of reports across key areas of the Council's activity (see **Annex A**). The care and attention of the Section 151 Officer, Audit Service Manager and her staff to ensuring that members receive all reports in time for adequate consideration has been impressive. The dedication of Audit staff to the preparation of our training sessions in order to ensure that members can understand and give critical appraisal to all documents has been appreciated. We have asked questions and received answers to our questions. In line with best practice, we are completely satisfied that we are in a positive position to provide our annual assurance statement based on the reports received and considered and on the information provided by our officers and our External Auditors.

### **Audit Committee Membership and Dates of Meetings**

8. Membership of the Audit Committee for 2013/14 was made up of the following Councillors:
  - Mr B Williams (Chairman)
  - Mr M Wood (Vice Chairman)
  - Mr J Cadwallader
  - Mr M Williams
  - Mr C Mellings

And substitutes who are invited to attend and contribute at all meetings and training are:

- Mr D Carroll
  - Mr R Macey
  - Mrs Pamela Ann Moseley
  - Mr R Evans
9. Meetings of the Committee have been held on
    - 19 September 2013

- 12 December 2013
- 13 February 2014
- 27 March 2014
- 26 June 2014

### **Details of Reports/Information Received**

10. **Annex A** provides a summary of the key reports and information received by the Audit Committee at its meetings. A detailed audit work plan has been agreed for the forthcoming year.
11. Given the Audit Service Manager's qualified opinion on the Council's internal control environment, the Audit Committee confirms that it had been made aware of the increase in terms of numbers and direction of travel of the internal audit assurances provided on the IT infrastructure systems and has sought further explanation and appropriate assurance from management to address the issues identified by Internal Audit. Given the significance of the systems attracting limited and unsatisfactory assurances, e.g. physical and environmental controls, project management and hardware replacement, with the Audit Service Manager's explanations; it is understood that Council application systems reviewed in 2013-14 were in the main given a reasonable or higher level of assurance, supportive that material application systems are generally well embedded, well administered and controlled. However, the IT infrastructure on which they operate presents a clear risk to service continuity sufficient to warrant qualifying the annual audit opinion to the extent that management must prioritise implementing their responses to address the issues identified. As the Audit Service Manager has reviewed these control weaknesses and highlighted them to management, the Audit Committee is satisfied that there has been no evidence of significant IT business failure or material errors that could result in a material misstatement in the Authority's accounts and reliance can be placed upon them for that purpose.

### **Additional Responsibilities**

12. Members of the Audit Committee and the Audit Service Manager and her staff are well aware of the changing nature of local government in relation to the greater responsibilities for innovative practice allowed by the Government's Powers of Competence Act. In particular we are aware that the Audit function have an essential and on-going role to play in monitoring the risks involved in the arrangements for strategic commissioning and the creation of a Council owned trading company for service delivery. Members are already receiving training in this extended aspect of their responsibilities, and the Audit Service Manager is ensuring that adequate resources are available in order to minimise any possibility of the risk of financial malpractice. Members of the Committee and Audit staff are fully seized with the need to keep "ahead of the game", as the role of local government changes and evolves to meet the challenges of severe reductions in many of the traditional sources of income.

**Audit Service Staff**

- 13. I have written above about the impressive manner in which Audit staff prepare the wide range of reports which are necessary for the consideration of Committee members. The key staff are James Walton, the Section 151 Officer, Ceri Pilawski, the Audit Service Manager and the recently retired, Chris Kalinowski, her Deputy, who also carried the additional delegated authority of ensuring the effectiveness of the Council’s Counter Fraud and Anti-Corruption policy and the “Whistle-blowing” policy. The work which Chris did will be carried out in the future by Katie Williams (No relative of mine!) who is newly promoted to the position of Audit Engagement Officer and who has already impressed me by her knowledge and enthusiasm which gives assurance that the void left by Chris will be well and capably filled.
- 14. Without the enthusiastic and committed support of all Audit staff and, in particular, of the three officers mentioned above, it would not be possible for the Audit Committee to be as highly effective as peer comparisons show us to be. My thanks and that of my fellow committee members are given to all our Audit Service officers who are coping with an increasing workload with much reduced numbers.”

**Annual Statement of Assurance**

- 15. On the basis of:

The work carried out by the Internal and External Auditors and their reports presented to this Committee and

The work carried out by the Section 151 Officer, Audit Service Manager and their reports presented to this Committee.

- 16. The Audit Committee’s opinion, based on the reports, explanations and assurances received, is that the Council has become liable to increased risks in the IT systems that are currently operating. Whilst there is no evidence of significant IT business failure or material errors reported that could result in a material misstatement in the Authority’s accounts; a number of internal control improvements have been agreed by management and require implementation in order to improve internal control systems.

**RECOMMENDATION – Council is invited to accept this report**

Signed ..... Date.....  
 On behalf of the Audit Committee  
 Brian Williams

## SUMMARY OF REPORTS RECEIVED BY AUDIT COMMITTEE

**At the meeting on 19 September 2013, the following reports were received and considered:**

### **Secret Hills Discovery Centre internal controls update**

Report of the Southern Area Facilities Team Leader provided an update, subsequent to the last report to the Committee in December 2012, on the progress being made in response to audit reviews carried out at the Shropshire Hills Discovery Centre (SHDC) between May and August 2011 and in April 2012. Continued positive progress was being made by the Shropshire Hills Discovery Centre management and staff in response to the results of the two audit reports.

### **Quarterly update on the Transformation Programme management controls and risks**

The Head of Programme Management Systems and Transition provided assurance on the robustness of the governance arrangements for all change related activities which were all aligned to identify Council priorities. The committee were informed of the transfer of the media and PR team to ip&e which had led to some future refinement but overall had been well managed and successful.

### **Council tax and national non domestic rate performance monitoring report**

Report of the Head of Customer Support and Assets which provided members with performance monitoring information on the collection of income in respect of Council tax and national non-domestic rates (NNDR) for the year to 31 August 2013. The Revenues Manager advised members that in the financial year 2012/13 48.6% of Council Tax and 46% of NNDR had been collected. He went on to say that between 31 March 2013 and 26 August the Revenues Team had collected 48.1% of Council Tax and 51% of NNDR debt against the Council's target, compared to 48.6% and 46% respectively for the same period last year. Members were advised that the Council was joint 8<sup>th</sup> highest unitary collecting authority for the collection of Council tax and joint 13<sup>th</sup> highest collecting unitary authority for business rates.

### **Benefit overpayment performance monitoring report**

Report of the Head of Customer Support and Assets which provided members with performance monitoring information on the collection of income in respect of benefit overpayments for the year 2012/13 and for 2013/14 up to the 31 July 2013.

### **Update on current and aged debtors**

Report of the Head of Financial Management and Reporting which provided details of the levels of aged debt held within the Council's accounts and action taken for recovery of the debts. Members were informed that additional staffing resources had been secured and the Sales Ledger team was taking positive action to address the recovery of outstanding debt on the Council's accounts.

### **Annual Treasury report 2012/13**

Report of the Section 151 Officer providing information on treasury activities for Shropshire Council for 2012/13, including the investment performance of the Internal Treasury team to 31 March 2013.

### **Risk management annual report to Audit Committee 2013**

Report from the Risk Management Team Leader which set out the work undertaken by the Risk Management Team during the last year. Members of the Committee were informed that the strategic risks were a key area for the Risk Management Team and a review had been undertaken and completed. In addition, all relevant strategic risks had been linked to the Annual Governance Statement Action Plan ensuring action points were managed strategically.

### **External Audit (Grant Thornton): The audit findings for Shropshire Council**

Report of the External Auditor which summarised for members the key matters arising from the audit of Shropshire Council's financial statements for the year ending 31 March 2013 which was substantially complete. It included the key messages arising from the audit of the Council's financial statements and the results of work undertaken to assess the Council's arrangements to secure value for money and use of resources. The External Auditor confirmed that he proposed to issue an unqualified opinion on the financial statements and the VFM conclusion.

### **External Audit (Grant Thornton): Pension Fund Annual Governance Report**

Report of the External Auditor which summarised for members the findings from the 2012/13 audit of the Pension Fund financial statements, providing an unqualified audit opinion.

### **Internal Audit - External Audit Protocol for Shropshire Council**

Report of the External Auditors which set out the protocol and procedures underpinning the working relationship between the Audit Services Team and the Council's external auditors. The External Auditor reported that the protocol had been agreed with the Audit Services Manager and would be reviewed annually

### **Audited Annual Statement of Accounts 2012/13**

Report of the Section 151 Officer which presented members with the final audited outturn position for the financial year 2012/13, which the External Auditor indicated, would receive an unqualified opinion. The Head of Finance, Governance and Assurance informed members that there had been one significant change to the accounts since the earlier version reported in June, which related to the Waste PFI scheme. The change followed the reworking of the original contract model and showed a change of £6.512m to the Council's balance sheet. The changes were classified as a 'change in accounting estimate and policy'. There were no other material changes to the main accounting statement reported.

### **Public Sector Internal Audit Standards (PSIAS)**

Report of the Audit Services Manager which provided members with the results on the self-assessment of the Internal Audit Service against the requirements of the Public Sector Internal Audit Standards (PSIAS)

### **Internal Audit annual plan 2013/14**

Report of the Audit Services Manager which set out proposed revisions to the Internal Audit Plan arising from changes in the Council's structure and available resources. She confirmed that the audit team continued to experience higher than expected special investigation and unplanned work which also contributed to the planned revisions. The Audit Service Manager summarised the results of the self-assessment and confirmed

that the majority of the standards were complied with totally. She stated that there were three areas of non-compliance identified and these were outlined to members but did not significantly impact on the service delivered.

**At the meeting on 12 December 2013, the following reports were received and considered:**

**Update on Shared Services, Payroll and other Key Financial Systems**

Report from the Head of Programme Management Systems and Transition provided an update on the progress made to address the 'fundamental' and 'significant' recommendations that emerged from the 19 Internal Audit reports completed in 2012/13. The Deputy Section 151 Officer reported that out of the 122 significant or fundamental audit recommendations, 96 (79%) had been addressed and, in addressing the recommendations, written procedures had been refreshed which had led to the opportunity to redesign current service provision to improve the direction of travel.

**Duplicate Payments Progress Update**

Report of the Deputy Section 151 Officer provided the progress made in respect of the recovery of duplicate payments. She stated that despite the significant recovery of £276,085, the amount represented 0.004% of the total value of transactions reviewed and confirmed that the Council's financial system was robust enough to prevent the majority of duplicate payments being made.

**Treasury Strategy 2012/13 mid-year review**

Report of the Section 151 Officer on the mid-year review of the Treasury Strategy, as prepared in compliance with CIPFA's Code of Practice on Treasury Management, which highlighted the key points and reported that all activities had been in accordance with approved limits for the first six months of the financial year and that the internal treasury team's performance, with a return of 0.55% on the Council's cash balances, had outperformed the benchmark.

**External Audit (Grant Thornton): Audit Committee Update for Shropshire Council**

Update report of the External Auditor which summarised the several emerging national issues and developments. The update also included a number of challenge questions that the Committee may wish to consider at their future training sessions.

**External Audit (Grant Thornton): The annual audit letter for Shropshire Council**

Report of the External Auditor which summarised the findings from the 2012/13 audit, and which comprised the audit of the authority's financial statements and confirmation that the Council has proper arrangements in place to secure value for money. The accounts were certified and officially closed.

**Annual review of Counter Fraud, Bribery and Anti-Corruption Strategy**

Report of the Audit Service Manager which informed members that the Counter Fraud, Bribery and Anti-Corruption Strategy had been reviewed and refreshed in line with best practice and continued to set out the Council's commitment to stand against all forms of fraud, bribery and corruption whether it was attempted on or from within the Council. A number of changes had been proposed to reflect the key changes in whistle blowing laws which took effect earlier in the year and also reflected further internal structure

changes.

**Internal Audit plan 2013/14 - Performance report to 31 October 2013**

Report of the Audit Service Manager which summarised progress against the Internal Audit Plan up to the end of October 2013.

**At the meeting on 13 February 2014, the following reports were received and considered.**

**Annual review of Audit Committee terms of reference**

Report of the Section 151 Officer which identified a number of minor proposed changes to the Audit Committee's terms of reference.

**Audit Committee self-assessment of good practice**

Report of the Section 151 Officer which requested members to review and comment on the self-assessment of good practice questionnaire to assess the effectiveness of the Audit Committee and identify any further improvements.

**Update on programme management controls and risks**

Report of the Programme Management Officer giving assurance on the robustness of governance arrangements for all change related activity including service redesign, new delivery vehicles including IT enablement and mobile and flexible ways of working.

**Treasury Strategy 2014/15 mid-year report**

Report of the Section 151 Officer which proposed the Treasury Strategy for 2014/15 and recommended Prudential Indicators for 2014/15 to 2016/17.

**Benefit Fraud Team performance monitoring reports**

Report of the Team Manager - Investigations which provided members with performance monitoring information on benefit fraud investigations undertaken by officers for the financial year 2013/14 up to 17 January 2014.

**External Audit (Grant Thornton): Audit Committee update report**

Report of External Auditor which highlighted the progress made to date on work undertaken during the year, no major issues had been identified.

**External Audit: Certification report 2012/13 for Shropshire Council**

Report of External Auditor which summarised the overall assessment of the outcome of the grant certification work undertaken during the last financial year.

**External Audit (Grant Thornton): Financial resilience benchmarking report**

Report of the External Auditor detailed the review of the Council's arrangements for securing financial resilience and confirmed that the Council was in a strong position in the majority of indicators in comparison with Councils within the benchmark. He stated that the Senior Managers were aware of the areas requiring improvement and confirmed action had been taken to address this.

**Internal Audit plan 2013/14 - third quarter report**

Report of the Audit Service Manager which summarised good progress since the last report in December 2013.

**At the meeting on 27 March 2014, the following reports were received and considered.**

**National Fraud Initiative 2012/13**

Report of the Audit Services Manager giving members an overview of the outcomes arising from the Audit Committee's National Fraud Initiative. She reported that £101,929.43 worth of estimated financial savings had been identified following the Initiative with the largest part relating to housing benefit fraud and confirmed that investigations were ongoing.

**Current and aged debtors update**

Report of the Head of Financial Management and Reporting gave details of the levels of aged debt held within the Council's accounts and the action being taken for recovery of these debts.

**Council tax and non-domestic rates performance monitoring report**

Report of the Revenues Manager setting out performance monitoring information on the collection of Council Tax and National Non Domestic Rates (NNDR) for the year to 28 February 2014. He explained that due to the legislative changes, more people had elected to pay their Council tax over twelve months rather than the statutory ten months which left more debt to be collected in February and March but was confident the Council target would be met by the end of the financial year.

**External Audit: 2013/14 audit plan**

Report of the External Auditor updating members on the progress of the Audit of the 2013/14 Statement of Accounts and emerging issues and developments

**External Audit: 2013/14 communicating with the Audit Committee**

Report of the External Auditor seeking to contribute towards the communication between the Council's Audit Committee and the external auditors and also form part of the risk assessment procedures.

**External Audit (Grant Thornton): Audit Committee update report**

Report of External Auditor presented to members which highlighted the progress made on work undertaken during the year concluding that no major issues had been identified.

**Internal Audit risk management report 2013/14**

Report of the Senior Group Auditor which summarised the detailed findings identified in the Internal Audit review of Risk Management. The Senior Group Auditor concluded that the overall control environment for the system of risk management had been assessed as good.

**Protecting the Public Purse Fraud Briefing 2013**

Briefing by the External Auditor on Protecting the Public Purse Fraud Briefing 2013. The Engagement Lead reported to members that the Audit Commission had undertaken a national study of fraud in local government, the results of which were contained within the report; he reminded members of the Audit Committee of their obligation in the fight against fraud.

**Draft Internal Audit risk based plan 2014/15**

Report of the Audit Service Manager which provided members with the outcome of the



audit needs exercise which had recently been completed to inform the Internal Audit plan for 2014/15. The plan could be adjusted during the course of the year as workflow dictated and indicated that this would be undertaken in consultation with the Section 151 Officer if necessary.

**Draft Audit Committee annual work plan and future training requirements**

Report of the Audit Service Manager detailing the Audit Committee's proposed work plan and a future learning and development plan for 2014/15.

**At the meeting on the 26 June 2014, the following reports were received and considered:**

**Update on programme management controls and risks**

Report of the Director of Commissioning giving assurance on the robustness of governance arrangements for all change related activity including service redesign, new delivery vehicles including IT enablement and mobile and flexible ways of working.

**Council tax and NNDR performance report monitoring**

Report of the Revenues and Customer Contact Manager which provided members with performance monitoring information on the collection of income in respect of Council tax and national non-domestic rates (NNDR).

**Annual Whistleblowing report**

Report of the Head of Human Resources on the number of cases raised about Council employees over the last year through the whistleblowing process.

**Revenue outturn report 2013/14**

Report from the Section 151 Officer providing details of the revenue outturn position for the Council.

**Capital outturn report 2013/14**

Report from the Section 151 Officer informing members of the full year capital expenditure and financing of the Council's capital programme.

**Review of the Annual Statement of Accounts 2013/14**

Report of the Section 151 Officer on the draft Annual Statement of Accounts.

**Review of Shropshire Council's Code of Corporate Governance**

Report of the Engagement Auditor providing an update on the review of the Council's compliance with the Code of Corporate Governance.

**Annual Governance Statement and a review of the effectiveness of the Council's system of internal control 2013/14**

Report of the Section 151 Officer on the effectiveness of the system of internal controls and the production of the Annual Governance Statement.

**Internal Audit Annual report 2013/14**

Report of the Audit Service Manager on achievements against the revised internal audit plan for 2013/14 and the annual internal audit assurance.

**Annual review of the effectiveness of the system of Internal Audit and Quality Assurance and Improvement Programme (QAIP) 2013/14**

Report of the Section 151 Officer on the effectiveness of the system of Internal Audit in 2013/14.

**External Audit: Certification report 2013/14**

Report of External Auditor which summarised the overall assessment of the outcome of the grant certification work undertaken during the last financial year.

**Annual Assurance report of Audit Committee to Council 2013/14**

Report of the Section 151 Officer in respect of the Audit Committee's Annual Assurance report to Council.

**External Audit: Annual Fee Letter 2014/15**

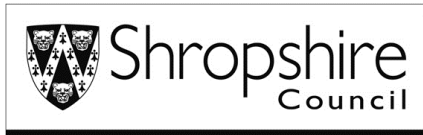
Report of External Auditor on the proposed work programme and scale of fees for 2014/15, along with the scope, resources and timing of the associated work.

**External Audit: audit plan for the Pension Fund 2013/14**

Report of the External Auditor which summarises for members the 2013/14 planned audit of the Pension Fund financial statements

**External Audit: Audit Committee update**

Report of External Auditor which provides a summary of emerging national issues and developments that may be relevant to the Council. The paper also includes an update on progress in delivering their responsibilities as the authority's external auditor and a number of challenge questions in respect of these emerging issues that the Audit Committee may wish to consider.



Committee and date

Council

17 July 2014

10.00 am

Item

**19**

Public

## SCRUTINY COMMITTEES: REVISED REMITS

**Responsible Officer** Tom Dodds, Statutory Scrutiny Officer  
Email: tom.dodds@shropshire.gov.uk Tel: 01743 252011

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### 1. Summary

This paper presents the revisions to the remits of the Enterprise and Growth Scrutiny Committee and the Environment and Services Scrutiny Committee to bring together specific areas of focus.

### 2. Recommendation

That the changes to the Scrutiny Committee remits set out in this report are endorsed

## REPORT

### 3. Risk Assessment and Opportunities Appraisal

3.1 There are no direct risks or equalities issues associated with the paper. Scrutiny has a role in supporting the Council's approach to Risk Management through its work and consideration of issues including the impact or commissioning decisions.

3.2 Each report to Scrutiny Committees and each specific scrutiny review will include assessments of risk, equalities impacts, the environment, and any consultation that has been undertaken or will need to be undertaken.

### 4. Financial Implications

4.1 The recommendations in this report will all be delivered within the existing budgets and support arrangements for the Council's proposals for the Scrutiny Committees.

### 5. Background

5.1 The current remits of the Scrutiny Committees were agreed by Council on the 18 July 2013. After a year of applying these to inform the scope and focus of

work programme topics it has been proposed to make some slight amendments to streamline activity and bring together areas of focus that better fit with the emerging changes to the Council through the implementation of the Business Plan.

## 6. Additional Information

6.1 The proposed changes are to the remits of the Economic Growth Scrutiny Committee and the Environment and Services Scrutiny Committee. The two elements of the remit that have been moved between the Committees are in bold text.

Committee Title	New Committee Remit	Linked Portfolio Holder(s)
Enterprise and Growth Scrutiny Committee	<ul style="list-style-type: none"> <li>• Business Growth</li> <li>• <b>Public Protection</b></li> <li>• Built Environment – Strategic Planning, Planning Services, Housing</li> <li>• Transport/Commissioning</li> </ul>	Cllr. Steve Charmley  Cllr. Mal Price  Cllr. Claire Wild
Environment & Services Scrutiny Committee	<ul style="list-style-type: none"> <li>• Natural Environment</li> <li>• Waste Management</li> <li>• <b>Highways</b></li> <li>• Social Housing</li> <li>• Drugs &amp; Alcohol Misuse</li> <li>• Leisure and Libraries</li> </ul>	Cllr. Steve Charmley  Cllr. Claire Wild Cllr. Mal Price Cllr. Karen Calder Cllr. Gwilym Butler

6.2 The other Scrutiny Committees will continue to have the same remits agreed by Council at their meeting on the 18 July 2013.

Committee Title	New Committee Remit	Linked Portfolio Holder(s)
Young People's Scrutiny Committee	<ul style="list-style-type: none"> <li>• Young People &amp; Children's Services Transformation &amp; Safeguarding</li> <li>• Education</li> <li>• MYPs</li> <li>• Youth Services</li> <li>• Young People and Children's Health</li> </ul>	Cllr Ann Hartley
Health & Adult Social Care Scrutiny Committee	<ul style="list-style-type: none"> <li>• Health – including Public Health (Health Prevention), Acute Primary and Secondary Health provision.</li> <li>• Working with the Health and Wellbeing Board.</li> <li>• Statutory Health Scrutiny powers</li> <li>• Adult Services – Transformation &amp; Safeguarding.</li> </ul>	Cllr. Karen Calder  Cllr. Lee Chapman
Performance Management Scrutiny Committee	<ul style="list-style-type: none"> <li>• Growth, Profitability and IP&amp;E</li> <li>• Corporate Issues Finance &amp; Audit, Performance</li> <li>• Reputation management and communications</li> <li>• Police and Crime Commissioner</li> <li>• Voluntary and Community Sector</li> </ul>	Cllr. Steve Charmley Cllr. Tim Barker Cllr. Mike Owen Cllr. Keith Barrow

## 7. Conclusions

7.1 Amending the remit of the Scrutiny Committees as set out in this report will help to bring together areas of focus that have been brought together in the redesign of Council Services. This will strengthen the position of the relevant Scrutiny Committees to develop work programmes that can both proactively engage with and challenge the changes to services as they are designed, tested and implemented, and to understand the impacts of the decisions that are taken to make the change happen.

<b>List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)</b>
Scrutiny Committees: Revised Names and Remits, Council 18.07.2013
<b>Cabinet Member (Portfolio Holder)</b> All
<b>Local Member</b>  All
<b>Appendices</b>  None.

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Committee

Council

17 July 2014

10.00 am

Item

**20**

## **A COMMISSIONING STRATEGY FOR SHROPSHIRE COUNCIL**

**Responsible Officer** George Candler, Director of Commissioning  
e-mail: [george.candler@shropshire.gov.uk](mailto:george.candler@shropshire.gov.uk) Tel: (01743) 255003

### **1.0 Summary**

- 1.1 This report outlines the results of the consultation on the Council's draft commissioning strategy 'Commissioning for the Future' and proposes adoption of this strategy. This report also identifies amendments to the original consultation draft which enhance the effectiveness of the strategy and which are proposed to be incorporated into the final version of the strategy.
- 1.2 Also incorporated is an update to the Council's Procurement Strategy which reflects the principles in 'Commissioning for the Future'.
- 1.3 In accordance with the recommendation by Cabinet on 4<sup>th</sup> June 2014 this report sets out the proposed Commissioning Strategy for Shropshire Council.

### **2.0 Recommendations**

2.1 Council is requested to:

- A. Approve the commissioning strategy 'Commissioning for the Future' for adoption.
- B. Approve the update to the Procurement Strategy.

## **REPORT**

### **3.0 Risk Assessment and Opportunities Appraisal**

- 3.1 The draft commissioning strategy has been developed out of work commenced in 2012 following the 'Strategic Commissioning – Our Preferred Response to New Challenges' paper approved by Cabinet in May 2012. The principles in the strategy have been developed through close working with the Voluntary and Community Sector Assembly (VCSA) and reflect many of the themes in the Shropshire Compact.

**3.2** The consultation period for the commissioning strategy has been the full 12 weeks as recommended in the Shropshire Compact in order to allow sufficient time for response. The consultation documents have been made widely available and were circulated directly to key stakeholders. The updated Procurement Strategy has been consulted with the Voluntary & Community Sector Assembly Board, the Shropshire and Telford & Wrekin procurement forum 'Cogs' and internally within Shropshire Council. .

**3.3** The commissioning strategy aims and principles provide a real opportunity for a shift in the way that Shropshire Council works with its customers, communities, partners and other stakeholders in order to transform services in Shropshire.

#### **4.0 Financial Implications**

**4.1** The commissioning strategy supports and complements the delivery of the Council's Business Plan and Financial Strategy 2014-2017 and sets out how the Council will quickly move to its new role as a commissioning body and the principles it will adopt in carrying out its business. The strategy recognises that it has been developed in a time of significant changes in the way that public services are funded and sets out how the Council will respond to that.

**4.2** The Procurement Strategy update reinforces the relationship between commissioning and procurement and how both disciplines complement each other and in particular has value for money and cost savings as one of its key values and describes how these will be achieved.

#### **5.0 Equalities and Human Rights**

**5.1** An Equality Impact Needs Assessment (EINA) has been completed and is attached at appendix A.

**5.2** This consultation has been targeted widely at a range of stakeholders and responses have been received from individuals, organisations and representative groups.

**5.3** We do not consider there to be any Human Rights issues arising from adoption of this strategy.

#### **6.0 Background**

**6.1** The draft commissioning strategy has been developed out of work commenced in 2012 following the 'Strategic Commissioning – Our Preferred Response to New Challenges' paper approved by Cabinet in May 2012. Work has been undertaken with the VCSA to develop the key commissioning principles over a period of time and has been refined in light of the current and enduring financial imperatives and the transformation of the Council into a commissioner as opposed to a deliverer of services.



6.2 The report at Appendix B details the consultation methodology used and the responses received to the consultation. In summary the Council received 29 individual responses to the consultation. 19 responses were received online and 10 were written or e-mail responses. The largest number of responses was received from VCS organisations, followed by town or parish councils

Some responses were on behalf of a larger group of organisations. These were from:

- The Voluntary & Community Sector Assembly (VCSA) Board. The VCSA represents many voluntary and community sector organisations across Shropshire.
- Mayfair Community Centre – on behalf of Mayfair and the Community Transport Consortium
- Shropshire branch of the Federation of Small Businesses

6.3 Key themes arising overall include:

- The organisation needs to demonstrate that it is 'living the strategy' and that this way of working is embedded across the organisation
- Collaboration and joined-up working is key to the success of the strategy
- Stakeholders, and in particular the VCS and provider market, would like to see more detail around specific commissioning intentions in order to help them with their planning
- Monitoring and quality assurance are crucial – both in respect of commissioned services and evaluation of the effectiveness or success of this strategy
- There needs to be sufficient capacity and capability amongst staff, the market and in communities to be able to deliver the transformational change which is needed.

6.4 Respondents suggested some proposals or amendments to the strategy which would enhance its effectiveness. The following shows what is proposed to be actioned. The commissioning strategy attached at Appendix C also shows any amendments in red font:

- How will the Council and its stakeholders evaluate the success of this strategy? By articulating this it will assist with ongoing evaluation and will help to identify where further targeted work needs to be done. *Statements beginning "When we are successful..." have been added in to the sections in the strategy headed 'How will we do this?' and 'What will this mean for our Customers?'*
- It is important to now roll out communications around the strategy and what it means for the various stakeholders. *Further work needs to be done with local councils to understand their needs with regard to how this strategy impacts on their work. It is proposed that a Communications Plan be developed to support this roll-out.*

- Further detail has been requested on the relationship between locality commissioning approaches and strategic or countywide commissioning. Some respondents expressed concern that these two approaches may not work alongside each other. *It is proposed that the additional resources referenced in the strategy, which are currently being developed, will include case studies showing how practically the various commissioning approaches work together.*
- It would be helpful to explain what we mean by the phrases ‘service user’ and ‘customer’. *An explanatory paragraph has been added in to the strategy.*
- The importance of skills development and capacity building. *This is included in the strategy but needs to be a key part of our approach to delivering on the strategy.*

6.5 Feedback on the Procurement Strategy update has been incorporated into the final document attached at Appendix D.

## 7.0 Conclusions

7.1 The commissioning strategy ‘Commissioning for the Future’ sets out how the Council will approach the transformational changes required to move towards a role as a commissioning body as opposed to a direct deliverer of services. The consultation has helped to focus on those issues which are most important to stakeholders and has shaped the further actions, set out above, which will embed effective commissioning in the Council’s work.

7.2 The Procurement Strategy update reinforces the relationship between commissioning and procurement and how both disciplines complement each other.

<b>List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)</b>
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<b>Cabinet Member (Portfolio Holder)</b>
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Councillor Keith Barrow, Leader of the Council and Portfolio Holder for Reputation Management and Communications
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<b>Local Members</b>
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This report is of countywide significance
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<b>Appendices</b>
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Appendix A – Equalities Impact Needs Assessment
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Appendix B – Draft Commissioning Strategy Consultation Methodology & Responses
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Appendix C – ‘Commissioning for the Future’ – commissioning strategy updated from consultation comments
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Appendix D – Procurement Strategy update
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## Equality Impact Needs Assessment (EINA)

### Part 1 EINA (initial assessment with preliminary consultation)

<b>Name of policy, procedure, function, project, etc</b>  Commissioning for the Future – Shropshire Council Commissioning Strategy	
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Names (list those involved in carrying out assessment)	Job titles	Contact details
Neil Evans	Commissioning Manager – People	01743 255927 <a href="mailto:neil.evans@shropshire.gov.uk">neil.evans@shropshire.gov.uk</a>
Date commenced	January 2014	

#### Aims of the policy and description

This Strategy sets out how the Council will quickly move to its new role as a commissioning body, our strategy for achieving this and the associated guidance and tools to help. Its purpose is to provide Officers, Members, Service Providers, Voluntary and Community Sector (VCS) organisations and the public with an understanding of the context of the Council's approach to commissioning, and to set out the direction this will take over the coming three years. This strategy builds on previous work undertaken in conjunction with representatives of the VCS and has been written to take account of the council's other strategic plans and the commissioning approaches being developed in a number of specific localities throughout the county.

This strategy complements and supports the delivery of the Council's Business Plan and Financial Strategy 2014 – 2017.

#### Aims of this Strategy

This strategy and supporting guidance will:

- support all areas of the council to adopt a consistent, comprehensive and robust approach to commissioning outcomes for our customers and communities;
- ensure that good commissioning drives the transformation of the council and the services it provides and enables;
- support the council in its aim to do things better, faster, cheaper and together with its partners with a focus on prevention;
- define the principles we will adopt which support effective commissioning and decommissioning;
- ensure that when planning, designing and carrying out our activity we do things based on evidence gathered from data, local knowledge and meaningful interaction with service users or customers before we make decisions on how we deliver or contract for services; and enable us to maximise the benefits to our communities and residents through our activities.

**Stakeholders, people concerned, interested parties**

Shropshire Council – all Members and Directorates; Public Sector Partners including Shropshire CCG, West Mercia Police & Crime Commissioner, Town & Parish Councils; Shropshire Voluntary & Community Sector Assembly; Shropshire Business Board; Shropshire Partners in Care; Customers & Service Users; Service Providers

Progress summary		Date	Signature
Head of service	<b>Part 1</b>	14/05/2014	
Head of service	<b>Part 2 (FULL)</b>	N/A	

**Potential Impact on Target Groups – Preliminary Consultation** (see page 2)

Assess each of the following areas separately and consider how the policy may affect people's Human Rights

- Have you considered the relevant Protected Characteristics and/or consulted people with specialist knowledge?
- Will the policy create any problems or barriers to any Community or Group?
- Will any group be excluded because of the policy?
- Will the policy have a negative impact on community relations?

If the answer to any of these is **Yes** to any **High Impact criteria**, you must prepare a **Full (Part 2) EINA**. Preliminary consultation will be required to help identify the impact and evidence of this recorded.

**Initial assessment** (and preliminary consultation)

<b>Protected Characteristic groups</b>	<b>Significant (High) negative impact</b> <i>Full EINA required</i>	<b>Significant (High) positive impact</b> <i>Full EINA required</i>	<b>Medium or Low impact</b> <i>Part 1 EINA only required</i>
<b>Race</b> (also ethnicity, nationality, culture, language, gypsy, traveller)			Medium
<b>Disability</b> (mental & physical impairments, mobility, manual dexterity, speech, hearing, learning, understanding, visual, MS, cancer, HIV)			Medium
<b>Sex</b> (also associated aspects: safety, single-parenting, caring responsibility, potential for bullying & harassment)			Medium
<b>Gender re-assignment</b> (also associated aspects: safety, single-parenting, caring responsibility, potential for bullying & harassment)			Medium
<b>Sexual Orientation</b> (heterosexual, lesbian, gay, bi-sexual)			Medium

<b>Age</b> (children, young people, working age, elderly)			Medium
<b>Religion &amp; belief</b> (Hinduism, Judaism, Buddhism, Christianity, Islam, Sikhism, Shinto, Non-conformists)			Medium
<b>Pregnancy &amp; Maternity</b>			Medium
<b>Other</b> (other target groups relevant to your service, for example, family carers, marital status, rurality, poverty)			Medium

<b>High</b>	Significant potential impact, risk of exposure, history of complaints, no mitigating measures in place or no evidence available, urgent need for consultation with customers, general public, employees
<b>Medium</b>	Some potential impact, some mitigating measures in place but no evidence available how effective they are, would be beneficial to consult with customers, general public, employees
<b>Low</b>	Almost bordering with non-relevance to the EINA process (heavily legislation led, very little discretion exercised, limited public facing aspect, national policy)

### What is your evidence for your answers to the above questions?

This strategy sets out how the Council will commission in future and supports the transformation of the organisation into that of a commissioner, rather than a direct deliverer of services. This strategy does not make proposals for individual commissioning projects, which will be subject to their own EINA in turn.

#### The Consultation

Initial assessment of the impacts on the protected groups listed above was 'Low' on the basis that this strategy supports the delivery of individual projects which would in turn develop their own EINA. A 12-week consultation exercise has been undertaken on the draft Commissioning Strategy which also incorporated the draft EINA for this strategy. The consultation was open for anyone to comment and was distributed to key stakeholders to seek their views. The consultation paperwork was sent directly to key stakeholders and representative groups and was also raised in the Shropshire Council Members' Bulletin and circulated to Shropshire Council Directors and ip&e.

One of the respondents to the consultation questioned the initial 'Low' impact assessment. This is in view of the fact that, whilst the commissioning strategy is the driver for change as opposed to a detailed financial document, the strategy articulates the Council's aim to do things "better, faster, cheaper..." and also to aim to renegotiate contracts to achieve a minimum 10% savings and therefore how has the potential impact on providers' ability to deliver been factored into the assessment?

Whilst the strategy also commits to a fundamental redesign of all services over a 3 year period with a firm focus on delivering outcomes for the customer whilst making best use of wider community assets and resources, this response and others which discuss the need to achieve a balance between making savings and improving customer outcomes would also suggest that, when rolling out communications in connection with the Commissioning Strategy and engaging with stakeholders, the Council will need to be clear that fundamental redesign aims to ensure

that these are not mutually exclusive. It is also important to reiterate that individual transformation projects will want to undertake their own assessment of the impact on customers and equality groups.

### **Conclusion from the Consultation**

Reflection on the consultation feedback would point towards an impact assessment of 'Medium' to reflect that some respondents are highlighting some potential impacts due to the challenges of responding to the financial savings targets but that mitigating measures are in place due to the approaches proposed in the Commissioning Strategy and that individual project EINAs will be undertaken each time service changes are proposed.

This strategy aims to support the Council to be clear and consistent in the approaches it takes towards commissioning outcomes for our customers and communities and sets out a number of principles of good commissioning which will be applied regardless of what is being commissioned or whether any one or more protected characteristic groups are impacted.

This strategy also sets out the Council's expectations of commissioned services, whether they are commissioned internally, from a public sector partner, the VCS or private sector providers. These expectations aim to ensure that the focus is on delivering outcomes for our customers and communities through a collaborative approach.

This strategy is also clear about the need for, and importance of, strong engagement so that the Council and its partners have robust evidence in the form of information, data and intelligence to inform the best approaches to take when commissioning outcomes. In addition, the strategy is clear about the requirement to evaluate and understand the impacts of the ways in which we commission in individual projects.

This strategy is a development of work and ongoing engagement that began in 2012 with the VCS to develop principles and guidance around good commissioning, based on fairness, consistency, transparency, access to the market and a clear focus on outcomes for customers.

As this strategy supports delivery of the Council's Business Plan and Financial Strategy 2014 – 2017 it will influence the ways in which individual commissioning decisions are made by ensuring that common principles are applied in respect of the Council's practice and in the ways in which we expect providers to operate.

**Important:** Only policy, procedure, function, etc rated as **High Impact** needs a **Full (Part 2) EINA**. Full assessment requires more in-depth consultation with members from the target groups highlighted as being at the receiving end of any potential High Impact.

## Part 2 – Full EINA

### Sources of evidence

- List the main sources of evidence on each group, both quantitative and qualitative
  - Consider how the policy may affect people's Human Rights
  - Qualitative evidence may include comments and opinions from stakeholders, as well as academic research
- Useful sources of information: complaints monitoring, customer records, census data, focus groups, face to face interviews, surveys, related information produced by other public bodies)

### Consider the following when assessing the impact & seeking evidence/during consultation

1. How is the policy likely to affect the **promotion of equality** and the **elimination of discrimination** in **each** of the areas?
  - a) Give a selection of key facts relevant to each area
  - b) If there is little or no evidence, say what you will do to find some evidence and give examples of the types of evidence you might find
2. How will the policy meet the needs of the **different communities** and groups?
3. Give details of any **consultation** that has already been done which is relevant to this policy
4. Give examples of **existing good practice** in this area, for example, measures to make it easier for people in particular groups to influence policy

### Challenges and opportunities: questions to consider throughout the assessment

- Consider using a Critical Friend (external to the department or organisation) to challenge the assessment
- What measures does the policy include, or what could it include, to address existing patterns of **discrimination, harassment or inequality?** (Consider the alternatives)
- What impact will the policy have on **helping different groups of people** to get on well together to **improve community relations?**
- If the policy is likely to have a **negative** impact, what are the reasons?
- What **practical changes** will help reduce any adverse impact on particular groups?
- What will be done to **improve access** to **take-up** of services and **understanding the policy?**
- What can you do to **promote equality** and **eliminate discrimination** when you procure goods and services?

### Detailed evidence

	Source of evidence & baseline data	Outline of impact
Race		
Disability		
Sex		

Gender Re-assignment		
Sexual Orientation		
Age		
Religion & Belief		
Pregnancy & Maternity		
Other		

### **EINA decision**


Decide whether to adopt the policy based on the aims, evidence collected, consultation results, relative merits of alternative approaches and compliance with legislation. Ensuring that:

- The approach is methodical and logical, records are kept and decisions are justified
- Balanced decisions are made, best accommodating conflicting interests

### **Summary of findings and analysis - EINA decision**

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Signature (Lead Officer)	Signature (Head of Service)
	
Date: 12/05/2014	Date: 15/05/14

**Next review date of this EINA**

Every 3 years or when policy changes, if earlier Date: 12/05/2017
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**Action Plan guidance notes**

<p>Give an outline of your action plan, based on the evidence you find to support your decisions, and the challenges &amp; opportunities you have identified. It could include:</p> <ul style="list-style-type: none"> <li>• Plans that are already under way or that you are already thinking about to address the <b>challenges</b> and <b>priorities</b> you have identified</li> <li>• Arrangements for continued <b>discussion</b> and <b>involvement</b> with stakeholders</li> <li>• Arrangements for <b>monitoring</b> and <b>evaluating</b> the policy for its impact on different groups throughout the policy making process and as the policy is carried out</li> <li>• Arrangements for ensuring that any pilot projects are evaluated and take account of issues described in the assessment, and that they are assessed to make sure they are having intended impact</li> <li>• Arrangements for discussing how far you can take account of the issues in the assessment with other agencies, service providers, Non-Departmental Public Bodies and regulatory bodies</li> <li>• Arrangements for ensuring that your relevant <b>colleagues</b> are <b>made aware</b> of the assessment</li> <li>• Arrangements to make sure the assessment contributes to the Single Equality Scheme (SES)</li> <li>• Arrangements for disseminating information about the assessment to all relevant stakeholders who will be implementing the policy</li> <li>• Arrangements for improving the body of evidence you have</li> </ul> <p>Also consider the following:</p> <ul style="list-style-type: none"> <li>• Area of negative impact</li> <li>• Actions/changes proposed</li> <li>• Resource implications</li> </ul>
--

**Action Plan**

		Person responsible	Target date

You may wish to change the above categories in the first column to reflect the actions needed, relevant to the policy and assessment

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## Draft Commissioning Strategy – Consultation Methodology and Responses

### Background

The Council has been developing a Commissioning Strategy to set out how it will move to its new role as a commissioner rather than a direct deliverer of services. The draft Commissioning Strategy has evolved out of work undertaken with the Voluntary & Community Sector Assembly and is designed to support the council in achieving its vision that ‘as soon as possible, everything is as efficient as it can be focusing on the customer, prevention and partnership’.

### The Consultation

Approval was given in February 2014 to commence a 12 week consultation on the draft strategy. An online survey was developed which asked a number of direct questions with multiple-choice answers and with the opportunity to add free-text comments to each answer. Two further ‘open’ questions were asked which required a free-text response.

In addition respondents were given the opportunity to submit a written response to the consultation in their own words.

The online survey questions were as follows:

Q1	Please state your role in relation to this Draft Commissioning Strategy	<ul style="list-style-type: none"> <li>• Customer or Service User</li> <li>• Service Provider</li> <li>• VCS Organisation</li> <li>• Public Sector</li> <li>• Shropshire Council Member</li> <li>• Shropshire Council Staff</li> <li>• Other</li> </ul>
Q2	Are the aims of this Draft Commissioning Strategy correct for this period of transformation in the way that public services are planned, commissioned and delivered?	Yes / In Part / No Comments
Q3	Do the commissioning principles set out here support the Council’s mission and aims of this strategy?	Yes / In Part / No Comments
Q4	Do the commissioning principles set out here support the achievement of better customer outcomes?	Yes / In Part / No Comments
Q5	Do the commissioning principles set out here support you in your role?	Yes / In Part / No Comments
Q6	Is it clear from the draft Commissioning Strategy how the Council will expect service providers to operate?	Yes / In Part / No Comments
Q7	How will this impact on the way that you will operate in future?	Comments
Q8	Will this enable you to maximise outcomes for your customers?	Yes / In Part / No Comments
Q9	Please comment on whether you feel this draft Commissioning Strategy overall helps to ensure that Shropshire Council will be an effective commissioner of services	Comments

The consultation paperwork was sent directly to key stakeholders and representative groups and was also raised in the Shropshire Council Members' Bulletin and circulated to Shropshire Council Directors and ip&e. Key stakeholders included:

- Voluntary & Community Sector Assembly
- Association of Local Councils
- Business Board
- Shropshire Clinical Commissioning Group
- West Mercia Police & Crime Commissioner's Office
- Shropshire Providers in Care
- Shropshire Providers Consortium
- COGS – Shropshire and Telford & Wrekin procurement group

In addition presentations were made to area meetings of the Association of Local Councils

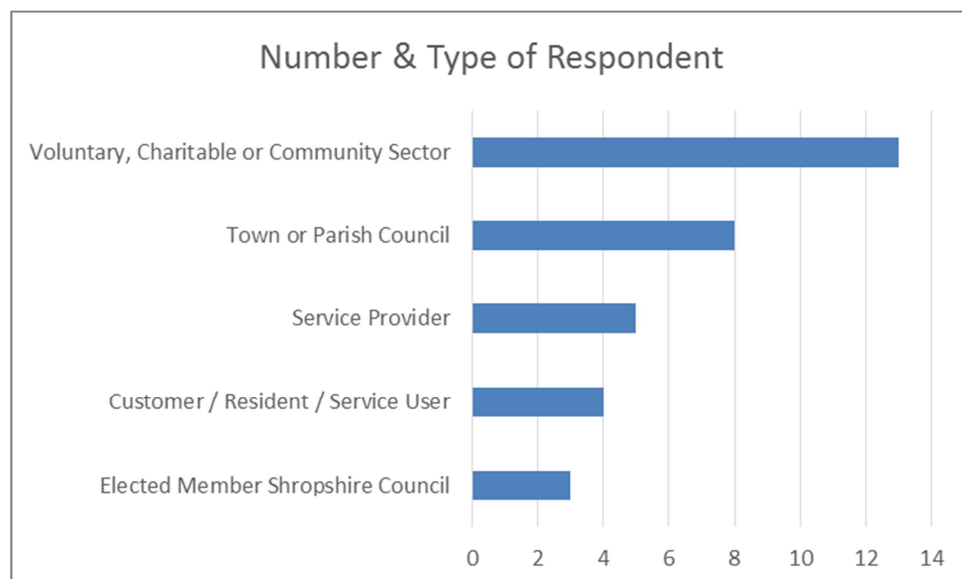
### Consultation Response

In total the Council received 29 individual responses to the consultation. 19 responses were received online and 10 were written or e-mail responses. Four respondents described themselves as more than one respondent type, for example both service provider and VCS organisation. For the purposes of this analysis the total number of respondent types were counted.

Some responses were on behalf of a larger group of organisations. These were from:

- The Voluntary & Community Sector Assembly (VCSA) Board. The VCSA represents many voluntary and community sector organisations across Shropshire.
- Mayfair Community Centre – on behalf of Mayfair and the Community Transport Consortium
- Shropshire branch of the Federation of Small Businesses

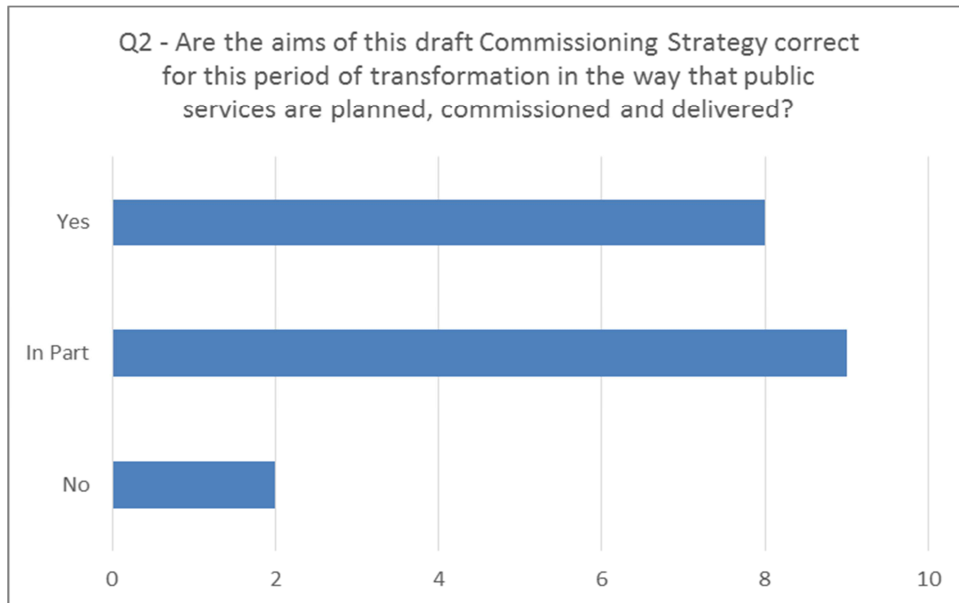
The largest number of responses was received from VCS organisations, followed by town or parish councils. The following chart illustrates respondent types by number:



### Response to Specific Consultation Questions

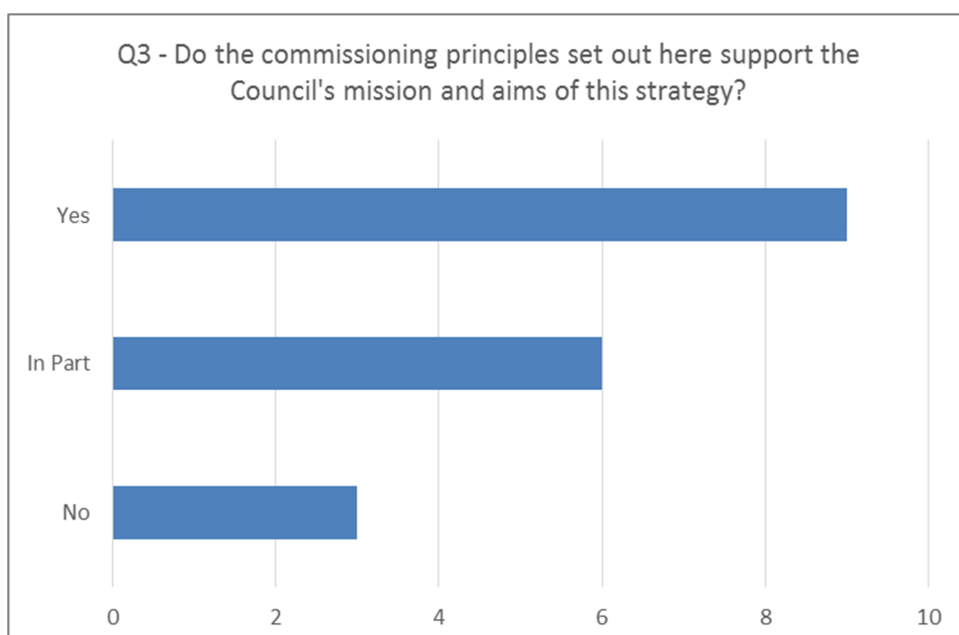
This next section details the responses to specific questions asked in the online survey and also reflects some of the themes raised in any additional comments.

**Q2** - Are the aims of this draft Commissioning Strategy correct for this period of transformation in the way that public services are planned, commissioned and delivered?



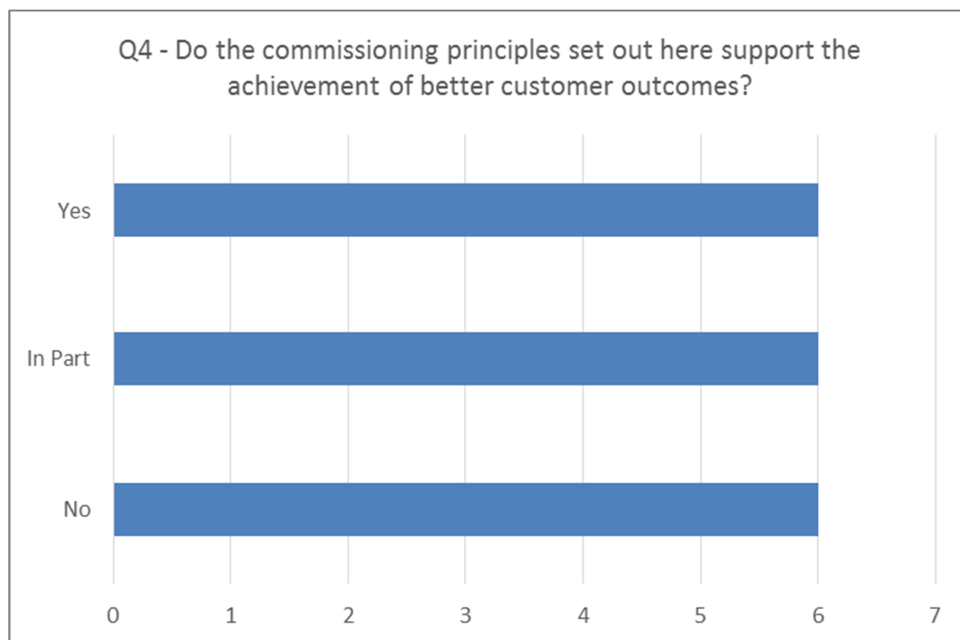
Additional comments picked up on the 'better, faster, cheaper and together with partners' aim – in particular expressing concern that 'cheaper' could mean either less staff capacity to deliver or driving down costs through applying buying power to large scale contracts, resulting in difficulty for smaller and local providers to compete for business.

**Q3** - Do the commissioning principles set out here support the Council's mission and aims of this strategy?



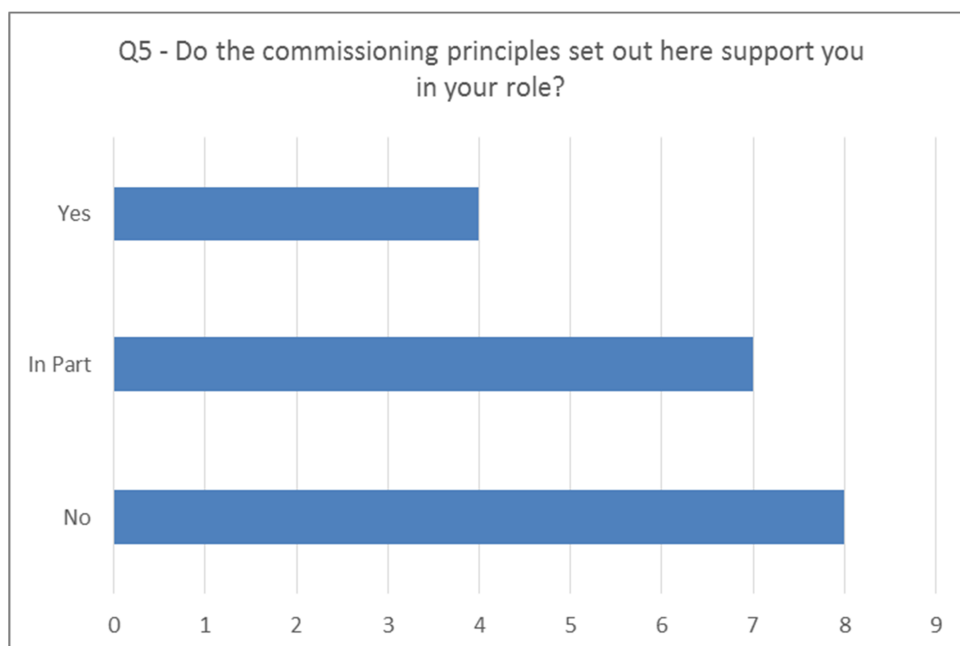
The majority of positive responses to this question came from VCS organisations. Additional comments that were provided questioned the Council's capacity and/or capability and reflected again on the 'better, faster, cheaper and together with partners' aim in the same way as Q2 above.

**Q4** - Do the commissioning principles set out here support the achievement of better customer outcomes?



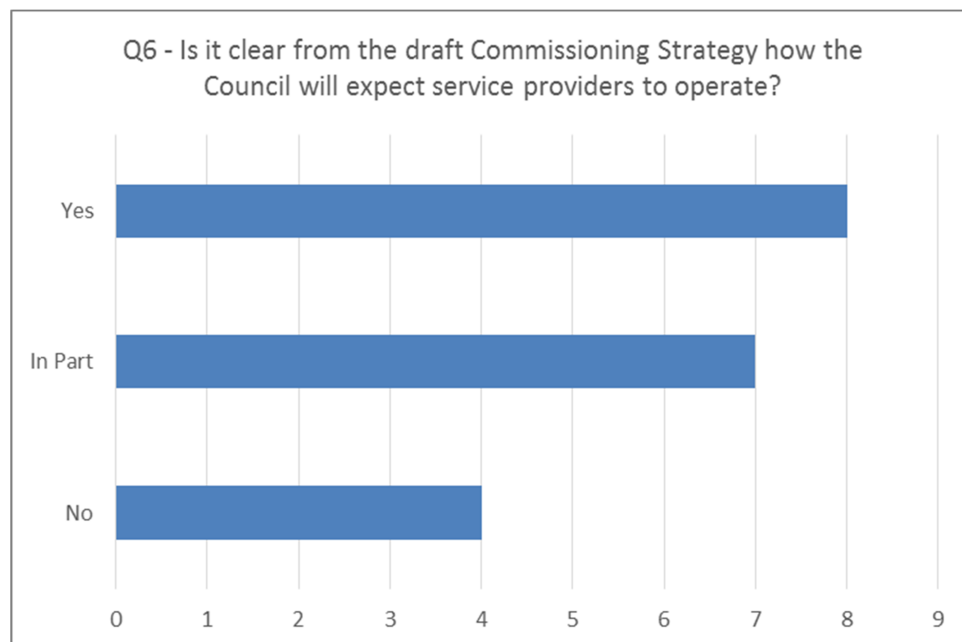
Again, the majority of positive responses to this question came from VCS organisations. Some respondents were not convinced that the transformation towards being a commissioning council as opposed to direct delivery would be beneficial.

**Q5** - Do the commissioning principles set out here support you in your role?



Respondents who replied 'No' to this question are fairly evenly spread in terms of their role. The Council will need to communicate clear and simple messages about what the Commissioning Strategy means for various stakeholders when rolling it out to colleagues, partners and stakeholders.

**Q6** - Is it clear from the draft Commissioning Strategy how the Council will expect service providers to operate?



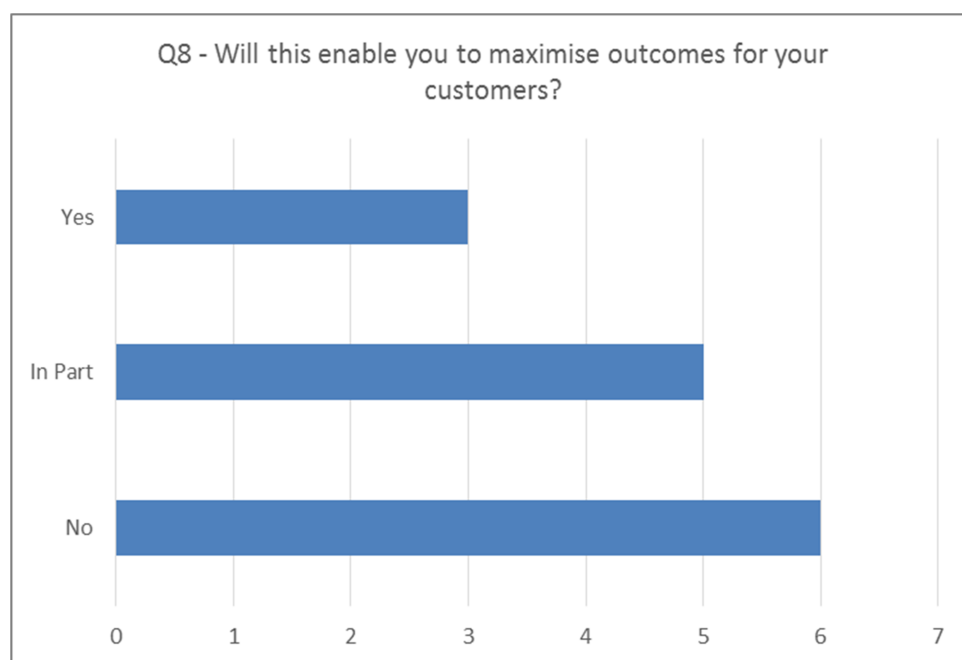
Additional comments reflected on the impact of financial savings on front-line services and also on the fact that a move to more commissioned services, subject to contracts, should allow for VCS organisations to build reserves where appropriate in order to allow for testing, innovation and flexibility.

**Q7** – How will this impact on the way that you will operate in future?

This was a question that required a free-text response. Responses covered a range of subjects – most of the responses from and on behalf of VCS organisations reflected that they were already operating in the way envisaged in the strategy but also that key to making it work was a focus on partnership and collaboration. There was a desire expressed that evidence of the effectiveness of the strategy be shared with stakeholders. There was also concern expressed that without support from Shropshire Council town and parish councils would find it very difficult to operate.

Some written responses addressed this issue as well. Shropshire Housing Support Group for example represents service users of housing support services and supports a number of peer reviewers and would be keen to work with the Council on extending their remit to other areas of work. The response from the VCSA Board expressed a continued desire to work strategically with the Council around implementation of the Commissioning Strategy.

**Q8 - Will this enable you to maximise outcomes for your customers?**



Responses recognised the importance of delivering outcomes for customers. It is important that procurement / contractual requirements are structured in a way that maximises the opportunity to deliver outcomes. Concern was expressed that town / parish councils are already struggling to maintain outcomes for residents.

**Q9 – Please comment on whether this draft Commissioning Strategy overall helps to ensure that Shropshire Council will be an effective commissioner of services.**

This was a question that required a free-text response. A number of responses identified that the key to success “will be the organisation living the strategy” and that this approach needs to be embedded across all working in all departments in the Council. The strategy is seen as high-level principles but real success will depend on those who are delivering the strategy and the detailed guidance supporting it. Again, the point was made that mechanisms need to be in place to evaluate the effectiveness of commissioners which involves “providers, users and communities as well as the Council itself”.

Responses from local councils identified concerns over the Council’s ability to deliver on the strategy, in particular questioning whether the right skills were available to be able to deliver an effective commissioning model. There was also concern that local decision-making and commissioning is not supported by sufficient resource and also that local capacity to deliver may not be available in all areas.

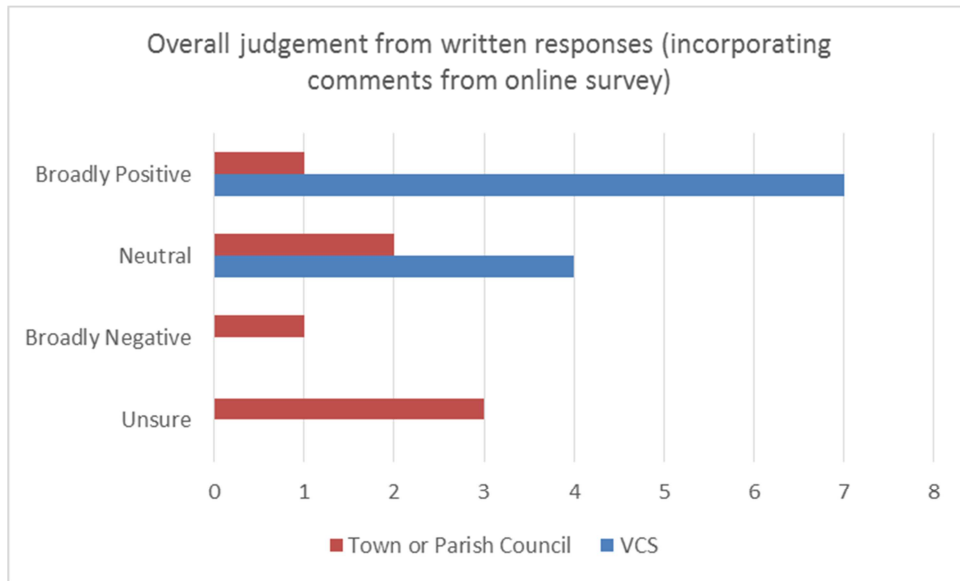
**Other Themes and Written Responses**

The analysis above has concentrated on the online responses in the main. This section looks at the key themes from the written responses and also incorporates issues raised in the ‘comments’ sections of the online questions. 10 written responses were received – 5 from VCSA organisations or representative groups and 5 from local councils in Shropshire.

As these two types of respondent together formed a significant majority of responses overall (including online responses) an assessment has been made of the overall ‘direction’ of responses

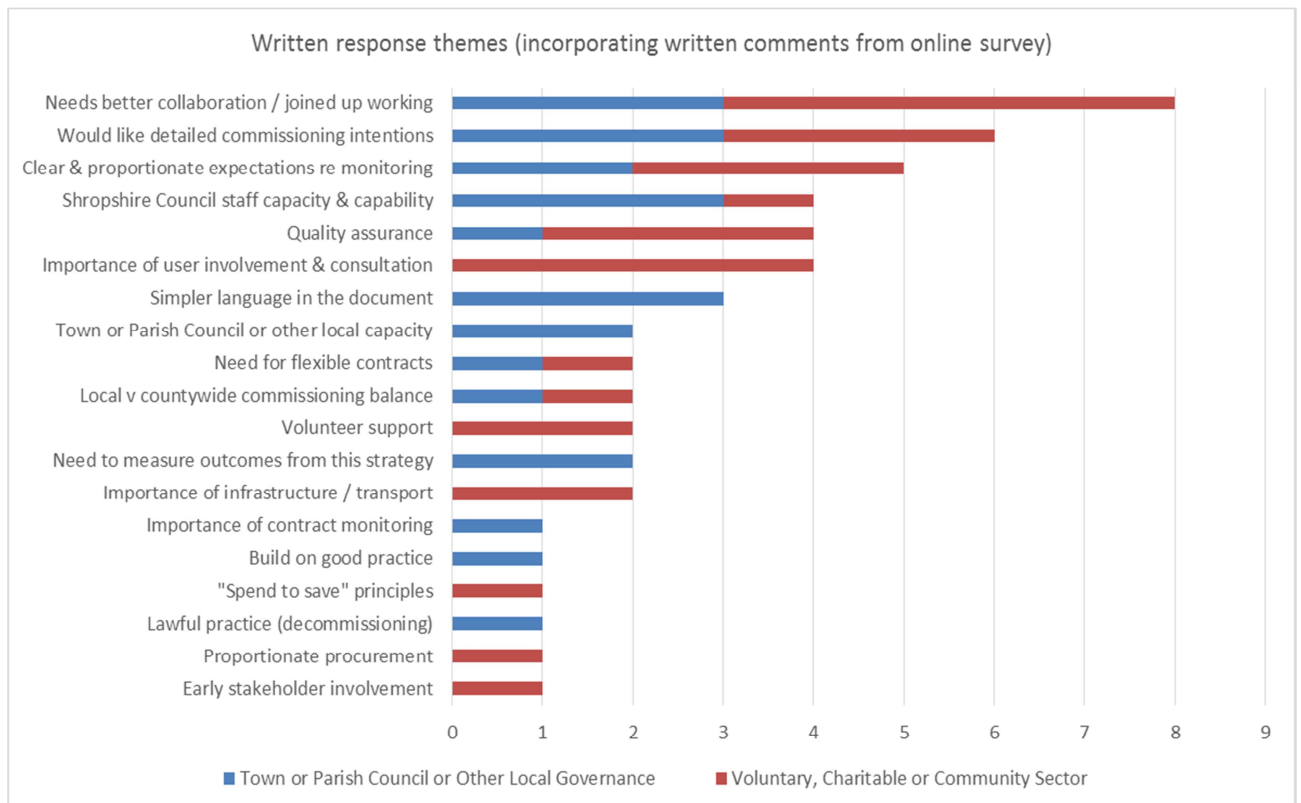


from each sector. This will help to understand what further work needs to be done to help embed the Commissioning Strategy as the way in which the Council operates and how stakeholders can most effectively work with the Council to deliver on the strategy. Whilst this is a subjective analysis, it does show a difference in responses:



This chart identifies that in the main responses to the draft Commissioning Strategy from the VCS were broadly positive or neutral, whereas there was a clear spread of responses from local councils, including 1 broadly negative response.

Finally, the themes emerging from written responses and online comments can be identified as follows:



The main theme coming out from this is that collaboration or joined-up working is key to delivery of the strategy. In addition to being a pre-requisite for making this happen at a strategic level, this supports the requirement in the strategy for commissioned services to be partnering others and making best use of resources available.

Another key theme which came across was that, whilst the draft Commissioning Strategy articulates high-level aims and principles, the market would really like sight of more detailed commissioning intentions to help support their planning.

Contract monitoring requirements, quality assurance and capacity to monitor contracts effectively were identified as being important to get right in order to support effective commissioning. This is an area which will be picked up in the detailed supporting guidance which is being developed.

Capability and capacity to deliver was a theme which, where identified, came across very strongly. Some respondents found it difficult to equate reducing resources (financial and staffing) with an ability to deliver on the strategy and to ensure continuing improvement. This would suggest that a key requirement arising would be to communicate effectively what the strategy means for stakeholders and to build capacity and expertise where required in the market, communities and amongst staff.

Not specifically linked to this consultation, but articulated in the response from Age UK and referenced in the response from Shropshire Seniors, was a request that consideration be given to development of a specific strategy for older people, reflective of the increasing numbers and proportion of older people in Shropshire now and projected into the future.

**‘Commissioning for the Future’ – Shropshire Council Strategy**

**Introduction**

This strategy has been developed at a time of significant changes in the way that public services are funded, commissioned and delivered. Local authority funding from central Government is likely to be under continued downward pressure at the same time that demographic pressures for Shropshire, such as an increasingly ageing population, are on the increase. The need to respond to permanent budget reduction has created the opportunity to do things differently to improve what we do from the customer perspective whilst simultaneously eliminating waste.

As a council we are focusing on delivering outcomes for our customers. Everything we do will work towards and fulfil one or more of these outcomes, these are:

Outcome	Which means...
<b>Your money</b>	Feel financially secure and believe in a positive future for myself and my family
<b>Your health</b>	Live a long, enjoyable and healthy life
<b>Your life</b>	Feel valued as an individual and to live my life, with my choices respected and with as few compromises as possible
<b>Your environment</b>	Live in an attractive, vibrant and safe environment, in a place that is right for me
<b>Your council</b>	Feel confident that the Council is doing the right thing with my money and that my needs are at the centre of any decisions taken about my life

**Our priorities are :**

- a) Protecting** - Strive to keep people from harm (in a way that doesn’t compromise their choices)
- b) Growing** - Help to manage our environment (in a way that helps Shropshire to thrive)
- c) Helping** - Help people, communities and businesses to help themselves (in a way that helps them to make the most of the choices available to them)

**Our Mission...**

As soon as possible, everything is as efficient as it can be, focusing on the customer, prevention and partnership.

We want to deliver value for money for Shropshire people by commissioning outcomes, based on demand, working with our Elected Members. We want Shropshire’s communities

to be resilient, to take ownership of issues important to them and, with our support to develop their own resources to be able to flourish during this time of change and into the future.

We recognise that there are many communities, people and organisations who are as well, or better, placed to deliver the solutions and services which will help us to deliver on our vision. We also recognise that other organisations are sometimes better placed than the council to attract external funding and to deliver inward investment to Shropshire. That is why we see the council's role as that of a **commissioner** as opposed to a direct deliverer of services. This means that the council's relationship with our customers and communities will be to engage, listen and understand needs and demand whilst securing the best possible solution from those organisations who will be delivering services in future.

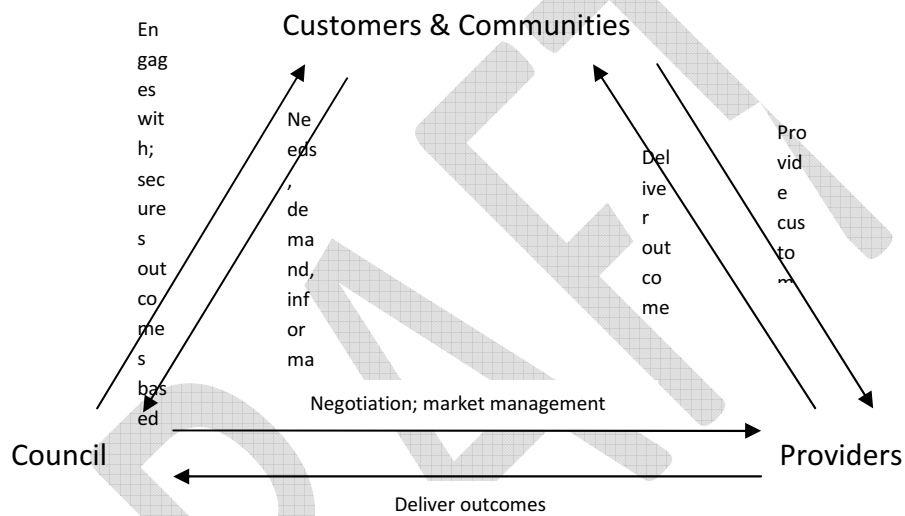


Fig. 1 – Council / Customer Influences

### Who are our 'Customers'?

Through this strategy document we refer to 'service users', 'customers' and 'stakeholders'. By this we mean:

- A service user is someone who uses or benefits directly from a commissioned Council service
- A customer is a person or organisation who engages in a transactional relationship with the Council – this could be a Council Taxpayer or someone who makes a financial contribution in return for services delivered by the Council for example
- A stakeholder is a person, community or organisation who has an interest in the activities and outcomes delivered by the Council and in particular whose own activities are influenced by what the Council does.

### This Strategy...

This Strategy sets out how the Council will quickly move to its new role as a commissioning body, our strategy for achieving this and the associated guidance and tools to help. Its

purpose is to provide Officers, Members, Service Providers, Voluntary and Community Sector (VCS) organisations and the public with an understanding of the context of the Council's approach to commissioning, and to set out the direction this will take over the coming three years. This strategy builds on previous work undertaken in conjunction with representatives of the VCS and has been written to take account of the council's other strategic plans and the commissioning approaches being developed in a number of specific localities throughout the county.

This strategy complements and supports the delivery of the Council's Business Plan and Financial Strategy 2014 – 2017.

The strategy will be reviewed annually to ensure that it continues to reflect the Council's priorities and the changing needs of, and demand from, the residents of Shropshire.

### **Aims of this Strategy**

This strategy and supporting guidance will:

- support all areas of the council to adopt a consistent, comprehensive and robust approach to commissioning outcomes for our customers and communities;
- ensure that good commissioning drives the transformation of the council and the services it provides and enables;
- support the council in its aim to do things better, faster, cheaper and together with its partners with a focus on prevention;
- define the principles we will adopt which support effective commissioning and decommissioning;
- ensure that when planning, designing and carrying out our activity we do things based on evidence gathered from data, local knowledge and meaningful interaction with service users or customers before we make decisions on how we deliver or contract for services; and enable us to maximise the benefits to our communities and residents through our activities.

### **How will we do this?**

We will take a range of actions to deliver our vision.

We will work with other public sector commissioning organisations, such as Shropshire Clinical Commissioning Group, West Mercia Police & Crime Commissioner's Office and other local authorities to identify opportunities to work more closely together. This will drive better value for money through sharing commissioning resources and achieving economies of scale where we share the same customers, providers or outcomes.

*When we are successful we will demonstrate through sharing resources and using our combined purchasing power that more joined-up outcomes are being delivered for our customers at the best possible value for money.*

We will build on the experiences and learning from our 'Local Commissioning' pilots where we are working with communities to explore a different way of designing and delivering services so that together we can achieve better service and better value. We recognise that we can work better with our customers and partners to shape services for each community and its particular needs and challenges and we are looking at new ways of working which better reflect what people tell us is important to them.

*When we are successful local communities will feel that services have been shaped around their needs and that they have a real say in how services are shaped and delivered.*

By making changes based on this work, we aim to ensure that services don't cost more than they should, are delivered by those best placed to do the job, are delivering the right outcomes and support local jobs and economic growth. This means that, where there is strong evidence that services are not delivering the outcomes for our customers in the most efficient or effective way, we will no longer continue to deliver or contract for them in their current form. This is called 'decommissioning' and is an integral part of the **commissioning cycle** as well as being an important element of our transformation.

*When we are successful we will have reshaped the market to best reflect customer needs and to deliver on identified priorities. We will also be working with those best placed to do the job and customers will tell us that improvements have been made.*

We are undertaking a series of fundamental reviews and redesign of all our activity. These reviews will look at what we do, how and why we do it and the opportunities we have for doing things differently. The reviews will focus squarely on the customer, what adds value (and what doesn't), they will be based on good evidence and will cut across boundaries both within and outside of the council. The outcomes will shape the way that we operate in future and we will develop and put in place action plans to show and monitor how we are progressing. This process of evidence-based review, redesign, prototype and roll-out will be the way we operate now and in the future as we continuously evaluate the impact of our approach.

*When we are successful the practice of review, redesign, prototype and roll-out will be understood and embraced by all stakeholders and will ensure that commissioning decisions are based on high quality evidence and practice.*

For the council's staff this will mean resizing the workforce to fit the size and requirements of the organisation as it moves to become a commissioning council. It will also mean that all staff will be working in a different way as we redesign and transform the way that we work.

*When we are successful Shropshire Council's workforce will be appropriately sized and will possess the skills and attributes required to maintain the Council's role as an effective commissioner.*

Fig. 2 below sets out all the elements which we will address in our redesign activity which will help us to achieve our vision:



Fig. 2 – Delivering our Vision

Using this approach incorporating these interlinked elements shown above will ensure we improve outcomes for our customers. We will do this by holistically remodelling the way we do things, with a focus on driving down our net budget requirements, to work better, faster, cheaper and together. From this we aim to create:

- **Outcomes for our customers** – We will design new services that focus on meeting the needs of our customers, reducing demand by providing the most suitable services, and helping our customers to make the best choices for them.
- **A workforce that fits** – We will appropriately resize our workforce, responsively based on our customers' needs. We will create an efficient, customer-focussed organisation by building services, budgets and plans designed around our customers' needs.
- **Stop waste** – Stop everything that we don't need to do or that doesn't add value to our customers.
- **Trade for public profit** – Sell our services and products on to new customers to generate public profit for reinvestment to front line services.
- **Renegotiate contracts** – Existing contracts will be renegotiated to deliver *at least* the same outcomes/outputs for *at least* 10% less.



- **Sell assets we don't need** – Unnecessary assets will be sold to reduce maintenance costs and encourage a more agile workforce.

### **What will this mean for our Customers?**

Our customers are the focus of everything that we do. The diagram above illustrates the actions that we will take as an organisation to ensure that our main purpose is to, as efficiently and quickly as possible, change or eliminate any activity which isn't helping us to achieve that focus on customer needs.

*When we are successful customers will feel that the Council is using its resources to maximise outcomes for customers and communities and has eliminated unnecessary practices and waste.*

Through having this focus on meeting customer need we will engage closely with our customers to understand those things that they need the council to help them with in order to achieve the outcomes described in this strategy and those things that they are able to do for themselves as individuals, groups or communities. Therefore there should be an expectation on the customer's part that the council will help people and communities to meet their needs; and similarly there will be an expectation that, with the right support, customers and communities will rely less on the council and more on themselves to satisfy their requirements or demands which aren't related to need.

*When we are successful communities will be more resilient and able to rely on their own resources to meet their needs.*

### **Principles we will adopt in our approach to Commissioning**

In order that commissioning helps us to transform services in Shropshire in a way that is inclusive, based on evidence, fair and in partnership the following principles will underpin our approach:

- We will fundamentally **redesign** all services during the next three years. Moreover the majority of changes will happen soon, in the first year, recognising the importance of looking across the organisation in one go seeing and maximising synergies, rather than pulling out discrete areas one at a time, risking more silos and wastage
- We will keep a focus on, and commission, **outcomes** for communities and individuals which crosses in-house and organisational boundaries
- We will deliver on the **priorities** which have been identified through our engagement activity
- We will maximise **value for money** and maximise the benefits for our communities through the way that we commission and through making best use of all Shropshire's assets and resources
- We will apply **Social Value** principles in all our commissioning and procurement activity by securing improvements to the **economic, social and environmental** well-being of Shropshire



- We will expect **ongoing improvement** and progress in customer outcomes and financial savings
- We will constantly **review** and **improve delivery** based on **outcomes**
- We will recognise, value and support the input that all individuals, communities and **stakeholders** can bring to the process
- We will be clear, open and transparent around our **decision-making** and **expectations** and we will base our decisions on sound evidence
- We will help customers and communities to exercise **choice and control** and to maximise their outcomes through enabling a dynamic, diverse and responsive **market** (both internal and external)
- We will ensure **accessibility** for the 'market' through being proportionate in our commissioning and procurement processes
- We will set out our **commissioning intentions** in order to give the market sufficient time to plan its responses.

#### **Providers: What do we want from a commissioned service?**

We will commission services from a range of groups and organisations, including those services delivered internally by the council. We will apply the same standards and expectations to the capabilities and behaviours of all providers that we commission. This will ensure that the customer's experience of how their outcomes are met is consistent, regardless of which organisation is providing the service.

We will expect commissioned services to demonstrate the following attributes and behaviours:

- The ability to maximise the benefits to the customer and community through the way that it goes about its business
- A partnership based on trust – a commitment from commissioner and provider to work together to achieve the best possible outcomes, requiring flexibility in contract arrangements and honest conversations. This includes agreement around acceptable levels of profit gained from commissioned work and how surpluses can be reinvested in additional or complementary outcomes
- The commitment to engage in the review of, and improvement in, delivery of outcomes and quality of data to support commissioning
- Flexibility – able to adapt its approach to individual and community need whilst retaining a focus on its core objectives and outcomes
- The ability to help manage demand so that scarce resource is targeted effectively
- Making best use of resources – able to identify and partner with others who can contribute through sharing resources etc
- The ability to clearly demonstrate how effectively it is delivering outcomes and continuous evidence of improvement
- The ability to demonstrate that it is responsive to customer feedback
- A focus first on delivering value and outcomes for the customer
- A commitment to doing things better, faster, cheaper and together with others

- The ability to demonstrate how the wider community will benefit from the provider’s activities

### What do we mean by ‘commissioning’?

‘Commissioning’ is a cycle. It is the process of:

- identifying and understanding needs, future demand and those things that are important to people in an area;
- stimulating, enabling and managing a diverse local market of high quality providers;
- developing, or re-designing, approaches to best meet those needs and manage the demand in the most cost effective way. This will include ‘de-commissioning’ of services in their current form;
- reviewing the effectiveness of what has been commissioned – asking whether it has delivered the desired outcomes.

Commissioning is a cyclical process. It is often represented pictorially as a circle or wheel of activities:

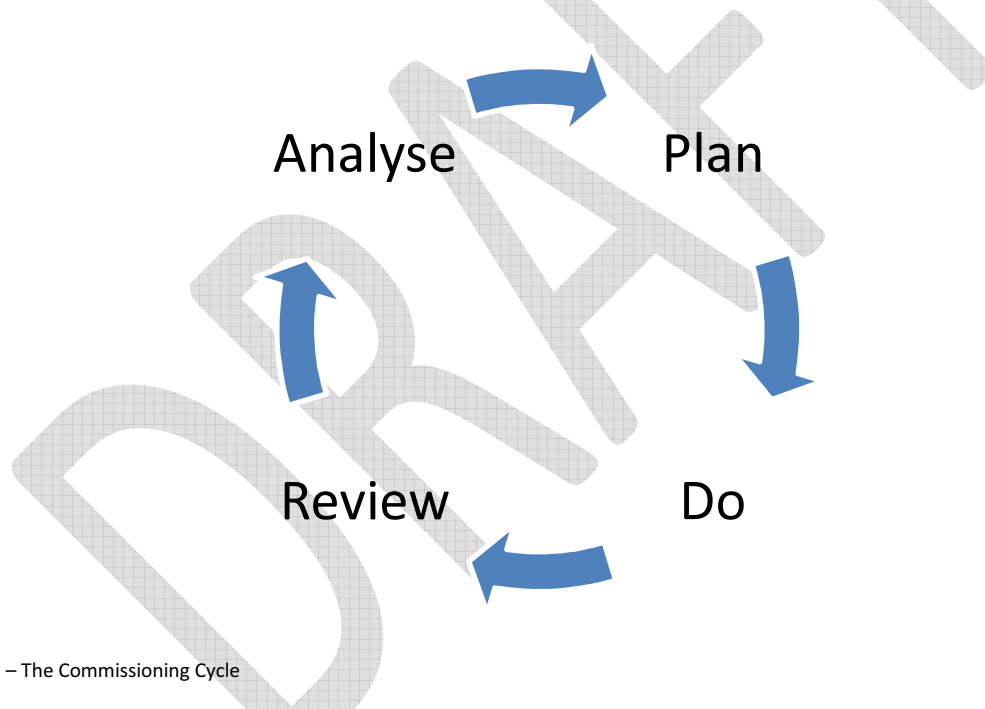


Fig. 3 – The Commissioning Cycle

When carried out effectively, good commissioning ensures that we understand:

- what Shropshire’s citizens and communities need and what future demand is likely to be - the ANALYSE phase
- what our priorities should be in respect of those needs - the PLAN phase
- what approach(es) we should take to meet those needs and manage demand - the DO phase
- and how effectively that approach is working - the REVIEW phase

At each one of these stages we will engage with our customers to ensure that we maintain the focus on delivering customer outcomes.

### **How do we Commission?**

In Shropshire we understand that there are a number of ways in which practically we carry out commissioning. Whilst the principles we adopt remain the same the nature, scale and range of the outcomes achieved may be different. In considering the most effective route to commissioning a set of outcomes we will consider the cost of achieving those outcomes to the council, providers and customers and also the opportunity to generate a financial return or profit which can then be reinvested in additional or complementary activity. We can do this through:

- Strategic Commissioning - The overarching framework for commissioning and is the reference point for all our commissioning activity.
- Joint or Co-Commissioning - Working with public sector and other partners will help us to achieve greater efficiencies for the public purse through combining commissioning resources, increased buying power and reducing the risk of duplication or unintentional consequences.
- Locality commissioning – This approach involves working with town or parish councils, voluntary and community groups, organisations providing services and everyone living and working in each area. We will use statistical data, financial information and people's real-life stories to find out what goes on in an area, how much time, effort and money is being spent and what is important to the people who live there. We will look at what it's like for customers using services in the area, where there is duplication or where services overlap, whether the way services are currently delivered is the best use of time and money and where improvements could be made. With the leadership of local Shropshire councillors, people and organisations involved in all aspects of each community will be called upon to share information and ideas on opportunities for working together in different ways which get the most out of the expertise, funds and resources in each area. Where appropriate, we will create a local governance structure to support this wide community involvement. Locality commissioning also gives us the opportunity to prototype solutions which can then be applied across the county if successful.
- Outcomes or service-based commissioning – Sometimes the commissioning of a set of similar or linked outcomes may be best carried out at countywide or even at a sub-regional level. The rationale for taking this approach will be determined at the 'analyse' and 'plan' stages of the commissioning cycle and will take into account economies of scale, the nature of the outcomes required, the organisations who may be capable of delivering the outcomes and the results of any prototyping activity. The approach will still reflect different local individual and community needs as determined through local governance structures.
- Individual commissioning – With the introduction of personal budgets individuals are making choices about how they spend funding based on their needs.

[\[Linked Resource - Document describing these approaches in more detail and case studies demonstrating how these approaches can work in practice\]](#)

### **What is 'Social Value' and why is it important to Shropshire?**

Social value involves thinking about how everything we commission can generate wider benefit for the community. Benefits may be social, economic and environmental. Social Enterprise UK defines social value as “the additional benefit to the community from a commissioning/procurement process over and above the direct purchasing of goods, services and outcomes”.

The Public Services (Social Value) Act 2012 requires all public contracting bodies to consider Social Value in all their commissioning and procurement activity. Commissioning for Social Value ensures that maximum benefit is derived from every pound of public money spent. Our Social Value Commissioning and Procurement Framework sets out in detail the outcomes and improvements we are seeking and how we propose to secure these benefits.

[\[Linked Resource – Social Value Commissioning and Procurement Framework\]](#)

### **The Importance of Evidence and Engagement**

The quality of the information, data and intelligence we collect throughout the commissioning process is vital in helping us to deliver the right outcomes for people and communities in the most efficient way. We collect this evidence in a variety of ways and at various points of the commissioning cycle.

We will engage with our customers and communities who are key in helping us to develop the best solutions to deliver the outcomes they need. They bring a deep knowledge of what it is like to be a 'recipient' of services; the impacts on them personally and collectively; an understanding of the customer 'journey'; and where a greater or lesser emphasis on particular outcomes would be desirable. In addition we will also work very closely with community groups and voluntary sector organisations who can help us to widen our reach into communities and will also be a valuable resource of knowledge to help with developing outcomes.

Similarly the provider market will be able to bring knowledge and experience around the outcomes that are possible and ways of evaluating and demonstrating those outcomes. We will work closely with existing and potential new providers who will be able to assist with the analysis of any gaps in the market that may enhance the quality of outcomes achieved across the board.

In addition we will use this engagement to explore ways in which collectively we can build and develop resilience and capacity in communities and therefore design approaches aimed at reduce future demand.

We want to design outcomes to best meet the needs of Shropshire's people and communities. Therefore at a very early stage in any commissioning exercise we will consider who needs to be involved in determining the required outcomes and the methods for evaluation. This will include customers, communities and other organisations including

providers, the voluntary sector and public sector partners who will help us to collect, collate and understand the information that we need. In return it is important that those people who we need to engage with are able and willing to do so in order that we get a complete picture and are able to base decisions on good and complete evidence.

[\[Linked Resource – Evidence & Engagement\]](#)

### **The Importance of Outcomes - Measuring the Impact**

We want to make sure that what we have designed meets the outcomes we have identified. We will review the impact that our approach to commissioning as set out in this strategy has on our customers and communities. It is important that we understand what works well and what needs to change in the way that we commission. To do this we will review how effectively each of the aims set out in this strategy has been achieved with a focus on the results achieved and the costs saved.

We will also evaluate the impact of changes to the way that we commission services and the nature of the services that we commission, as well as the impact of any decommissioning of services. This will help us to understand, and plan for, potential adverse impacts in future.

When commissioning services we will be clear about the outcomes we set out to achieve and how we are going to evaluate whether these are being achieved or not. When determining outcomes we will ensure that they always reference back to the 4 corporate priorities for the council.

Through engaging as widely as possible when assessing achievement of outcomes, we can get a broad view of the impact of our approach.

[\[Linked Resource – Evaluating Outcomes\]](#)

### **Community Right to Challenge**

The Localism Act 2011 introduced a number of community rights. The Community Right to Challenge gives groups of citizens, community groups, parish councils and local authority employees the right to submit an “expression of interest” in taking over and running a local authority service that they have identified they could improve. The local authority then has to consider that proposal and, if accepted, proceed to a procurement process to select a provider organisation.

[\[Linked Resource – Community Right to Challenge\]](#)

### **Market Shaping**

‘Market shaping’ is a way of describing the range of activity which influences the current and future range and shape of support available in a locality based on meeting the needs of

our customers, reducing demand by providing the most suitable services, and helping our customers to make the best choices for them.

Market shaping is:

- Capturing and sharing market intelligence such as population trends, needs, demand and expectations as to what the market may look like in future
- Structuring the market in terms of being clear about our priorities for investment and disinvestment, which in turn will help providers to make long-term decisions about how their business should develop
- Intervening in the market through targeted support and encouraging a shared understanding of outcomes and risks

It is important that market shaping is not the sole responsibility of the local authority as commissioner and its other statutory partners. In order to be most effective market shaping is about doing more to improve the planning and delivery of local services through better engagement with providers, communities, the voluntary & community sector, service users and customers.

The council will play a leading and influential role in developing local markets that support growth, build community capacity, stimulate and incentivise innovation and provide better outcomes for people within the total resources available. To support this we will adopt commissioning approaches which aim to grow the capacity and resilience of Shropshire businesses and communities.

### **The Role of Procurement**

Procurement is a key part of the commissioning cycle. It is the stage at which we set out to secure outcomes through acquiring goods, services or works from external or in-house providers once the desired outcomes, scope and specification have been determined. There needs to be a balance between seeking innovative solutions and outcomes and giving sufficient detail of our requirements to enable bidders to understand our requirements in the way that we design tender specifications. Procurement has a focus on getting the right solution to achieve what we want in a way that gives the best value for money and which is fair and transparent. In determining value for money in our procurement activity we will consider the cost of securing outcomes through this route against alternative ways.

We recognise that by applying the following Values in our procurement activity it plays a crucial role in helping us to deliver customer outcomes and our Mission as set out in this strategy:

- Value for Money & Cost Savings
- Local Economic Sustainability
- Social Value
- Category Management – focussing on key areas of spend
- Supplier Engagement
- Standardised Methods of Procurement
- Transparency & Accountability

- Probity – being responsible and ethical in the way that we deal with public money  
[\[Linked Resource – Procurement Strategy\]](#)

### **Paying for Services**

Effective commissioning for outcomes requires ongoing review, discussion and agreement on how outcomes are to be delivered. This partnership approach will also include agreement around payments and business profit.

We will use both contracts and grants to secure services, but expect the relative proportion of contracts to increase as we secure services through open competition. In future some services currently funded by grant will be procured through a contract process, including clear outcomes and performance measures.

Grant funding does have a role to play in an effective commissioning process and a group made up of a Shropshire Councillor, a VCS representative and a Council officer (to be known as the Grant Funding Guardian) will approve any intended grant funding.

Increasingly we will use a variety of payment methods, including an increasing focus on, and use of, payment by results where appropriate. Payment methods will be developed with providers which will be appropriate to each contract or grant. The Council's standard payment terms are thirty days from receipt of invoice and we aim to make payment sooner for small and medium sized enterprises and VCS organisations.

### **Contracting & Grant Funding**

We ensure that our contracts or grant funding agreements accurately reflect what has been procured or agreed. Contracts clearly stipulate who is responsible for what, how we will determine payments, what outcomes or outputs are required, responsibilities of all parties and a process for resolving performance or compliance issues. Grant funding agreements set out what the grant is for, payment, duration and obligations.

[\[Linked Resource – Contracting Guidance\]](#)

### **Contract Monitoring**

We must effectively monitor the delivery of services to ensure that what we have commissioned is actually delivered in the way that we would expect. Agreement on how contracts are to be monitored should be made before completing the contract and can include provision of regular information which can be checked or sampled. However it is good practice to consider the customer and stakeholder view of how well the service is working.

[\[Linked Resource – Contract Monitoring Guidance\]](#)



## **Decommissioning**

Decommissioning is an essential element of the commissioning process. As needs change, technology develops, users' expectations change and greater value for money is sought, it is inevitable that some services will become obsolete in their current form and that different services or solutions will be required in their place. In addition the pace of change in the public sector in Shropshire and the requirement to be more cost-effective means that there is an urgent and pressing need to consider alternative and innovative ways to make services available to those who need them. The way in which we commission and contract for services will allow for flexibility and change according to changing requirements and ongoing review.

Decommissioning can be defined as 'stopping provision of a service or a significant part of a service in order to bring about an improvement to existing service provision.' This may mean stopping a service or a significant part of it or closing a building or facility. It can also include terminating or re-negotiating a contract or grant with an existing service provider, where this is driven by commissioning needs, which may include reduced budgets.

Existing provision may end to:

- make space for a new and improved service;
- enable innovation in service provision;
- provide better value for money, perhaps through more effective achievement of the desired outcomes or more efficient delivery; or
- better fit the level of provision to demand

We will consult and engage with those people most likely to be affected by any proposal to significantly change, end or close a service. We appreciate that changes of this nature create uncertainty and we will engage with people to explore for example alternative ways of achieving outcomes or different uses for a building or facility.

Successful decommissioning can leave provider organisations, service users and communities feeling that they were appropriately engaged and fairly treated, which is an important consideration particularly where partnership working to develop alternative approaches is sought. On the other hand, a poor decommissioning process can lead to unexpected consequences which may in the long run lead to additional costs elsewhere.

Decommissioning applies not only to contracts and grants but to council-provided services as well.

[\[Linked Resource – Decommissioning Guidance\]](#)

## **Governance and Accountability**

The council spends a significant amount of public money and therefore strong and robust processes are in place to ensure that people making commissioning and budget decisions have the authority to do so. In addition, we make sure that our decision-making is clear and transparent and that it can stand up to scrutiny.



Governance is the process by which decisions can be made, and sets out the expectations for various roles and responsibilities involved in the commissioning process. It makes clear the basis on which decisions can be made, when decisions should be made and who can make them. Good governance also allows for scrutiny of decisions made.

As the council rolls out its approach to commissioning based on a locality's needs then we will need to ensure that Local Governance Boards are in place with the appropriate authorities and powers, along with the opportunities for scrutiny of decision-making. These boards will include local elected representatives, commissioners, providers and other key stakeholders. As locality commissioning develops we will prototype and 'learn by doing' local governance approaches to help us to determine the best models for the future.

Key resources which support us include, for example, the council's Constitution, Contract Rules and Procurement Guidance.

[\[Linked Resource – Governance Guidance Document\]](#)

### **The Importance of Skills Development**

In order to deliver this strategy we will ensure that our elected members and staff have access to skills development, training and resources. This will equip people with the skills to be able to lead and deliver the rapid transformation which the council needs to achieve through commissioning effectively.

As we move rapidly towards being a commissioning authority there will be a focus on developing skills around:

- Commissioning
- Procurement
- Customer Engagement
- Contract Management
- Negotiation

In addition we will engage with **local councils**, the voluntary & community sector and with providers to help them understand how we want to work with them as the council transforms the ways in which services are delivered.

More detailed guidance around specific aspects of commissioning can be accessed from this document including:

- A dedicated website
- Toolkits / checklists / detailed guidance –as a set of resources / website links, eg:
  - Decommissioning guidance
  - Social Value
  - Procurement, contract rules etc.
  - Contract monitoring

- Engagement
- Outcomes
- Community Right to Challenge
- Case studies
- Good practice & resources nationally
- Commissioning Intentions & Market Position Statements – linked documents

Links to other resources including:

- Shropshire Compact
- Shropshire Council Business Plan and Financial Strategy 2014 - 2017
- Shropshire Health & Wellbeing Strategy
- Shropshire's Economic Growth Strategy

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# PROCUREMENT STRATEGY

## 1 Introduction

### Introduction to the Corporate Strategy for Procurement

This document sets out the Council's Corporate Procurement Strategy. Its purpose is to provide Officers, Members, Contractors and the public with an understanding of the context of the Council's procurement activity, and to set out the direction this will take over the coming period.

The strategy has been written to take account of the Council's other strategic plans including its Business plan and high level priorities, its desire to becoming a Commissioning Authority, its creation of **ip&e Ltd and ip&e Trading Ltd (Inspiring Partnerships and Enterprise)** ('its wholly owned companies') and it is also aligned to the Council's Commissioning Strategy.

This strategy has been developed by Corporate Procurement in line with **The Council's Business Plan** to put our customers at the centre of everything we do and that as soon as possible everything is as efficient as it can be focussing on the customer, prevention and partnership.

Our top priorities are:

- a) **Protecting** - Strive to keep people from harm (in a way that doesn't compromise their choices)
- b) **Growing** - Help to manage our environment (in a way that helps Shropshire to thrive)
- c) **Helping** - Help people to help themselves (in a way that helps them to make the most of the choices available to them)

As a council we are focusing on delivering outcomes for our customers. Everything we undertake should work towards and fulfil one or more of these outcomes, these are:

- **Your money**
- **Your health**
- **Your life**
- **Your environment**
- **Your council**

The Council spends over £150m each year on goods, works and services provided by a wide range of suppliers, external organisations and partnerships

The strategy sets out how procurement will contribute to achieving the corporate aims of the Council.

The strategy will be reviewed annually to ensure that it continues to reflect the Council's priorities and the changing needs of the residents and businesses of Shropshire.

## 2 Definitions

### Procurement

*"The whole process of acquisition from third parties and in-house providers and covers goods services and works. The process spans the whole life cycle from identification of needs to the effective management of markets, through to the end of the useful life of an asset or end of services contract. It involves options appraisals and the critical "make or buy" decision".*

## Commissioning

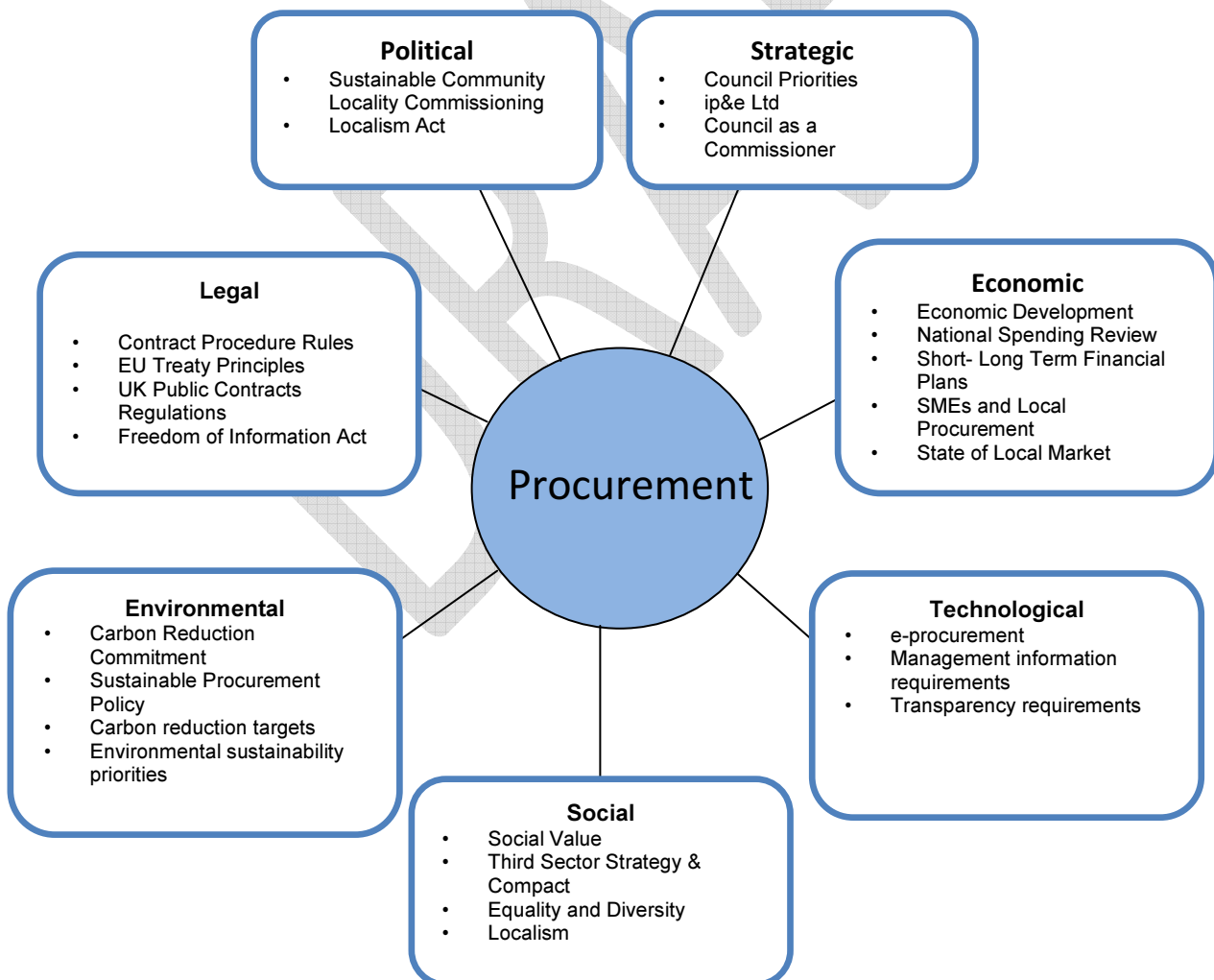
Commissioning as an overall approach is a cycle of activities (including procurement activity where required) which, when carried out effectively, ensures that we understand:

- what Shropshire's residents and communities need
- what our priorities should be in respect of those needs
- what approach(es) we should take to meet those needs
- and how effectively that approach is working

## Commissioning and Procurement – the relationship

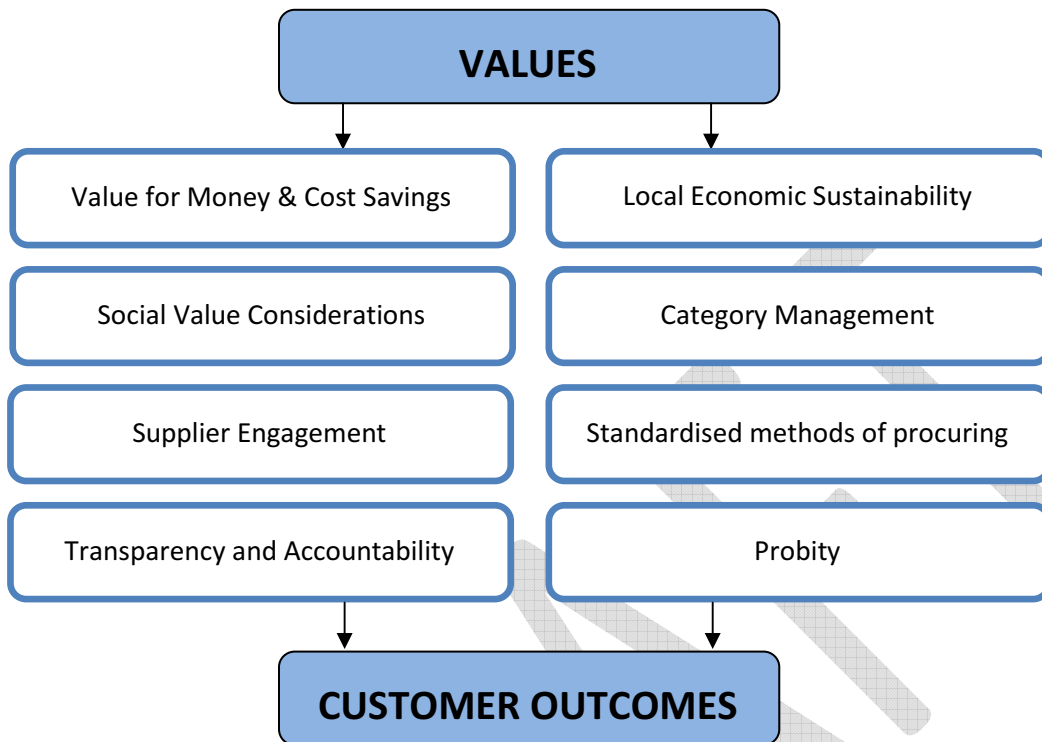
Commissioning & Procurement are not mutually exclusive. They are both part of the same Cycle and officers are often undertaking both commissioning and procurement activities within the same project or process.

## 3 Influencing Considerations



## 4 Key Values of Strategy

There are 8 Values that make up this strategy. These are:



### Value for money and Cost Savings

To deliver cost savings through **improved and modernised procurement**, including **collaboration** with other bodies where appropriate.

To achieve real value for money through procurement of **excellent and cost effective services** with a constant drive **for savings and efficiency** with limited financial resources.

We have a continuing obligation to demonstrate that we are obtaining **value for money** for the taxpayer, and commissioning the **best possible outcomes** on the **most economically advantageous terms**.

There is however, a strategic aim to **support locally based businesses** to generate/safeguard local employment and economic prosperity, therefore individual commissioning strategies and procurement decisions will strike a balance between value for money and this strategic aim.

### Local Economic Sustainability

To recognise the important role which procurement can play in achieving **Jobs and Enterprise** outcomes in relation to local suppliers and Small and Medium Enterprises (SMEs) together with all other businesses and other sources of employment based locally

The development of Shropshire as a **sustainable thriving County** lies at the heart of what we are trying to achieve. This requires a **sustainable and vigorous local economy** with a range of that can deliver local services, innovate and provide **local prosperity**. The more money that is spent locally, the greater the positive impact this will have on the local economy and particularly the sustainability of Voluntary & Community Organisations and small and medium sized businesses. The procurement section actively engages with SMEs and Local Suppliers through **COGS** the procurement group of the Shropshire Business board taking a central role in its activities and with **Shropshire Partners in Care**. Also there is active engagement between the Council and the Voluntary and Community Sector through the **Shropshire VCS Assembly**.

Local Economic Sustainability lies at the heart of the **creation of ip&e Ltd** and ip&e Trading Ltd these newly available options will provide an essential focal point for a **broad range of collaborative ventures** with others in the future, including local town and parish councils.

Whilst the Council will continue to deliver some key services directly in house, others will be provided through the **new delivery models** that we create – whether these are social enterprises, staff mutuals, or new companies that are owned wholly by the Council or jointly with our chosen partners. This exciting array of new businesses will form a **sustainable marketplace for the provision of local services**.

### **Social Value Considerations**

To promote procurement in terms of taking account of **social, economic and environment** issues, local **sustainability and equality and diversity**.

To encourage tenderers to consider the economic, social and environmental impact their offer can have within Shropshire and also how they manage their supply chains to ensure that every effort is made to maximise economic and positive social impacts and minimise adverse social and environmental impacts.

### **Category Management**

To develop further a Category Management approach to procurement to identify the most appropriate and effective approach to **deliver the Council's outcomes through sourcing and supply arrangements**.

A 'Category' is an area of spend determined by known market boundaries separating different products, services or industries. Category management recognises that suppliers within a certain market are likely to have similarities which enable a tailored approach to procurement.

The objective of category management is to reach a point where all or a very high percentage of the **Council's spend** within a category is being **channelled through arrangements**, aligned with strategic priorities such that **value is maximised** on every pound of expenditure.

It is recognised that we **need to collaborate** where appropriate **locally, regionally and nationally** in order to deliver the best outcomes through our sourcing and supply arrangements.

## Supplier and Market Engagement

To develop a relationship between the Council and our suppliers that creates **mutually advantageous, flexible and long term relations** based on **continuous improvement** of quality of performance and financial savings.

**Supplier diversity** is essential to a competitive market that can supply the Council and its service users' requirements and provide value for money. We need to **interact with the market** and our suppliers in particular to understand their views and what enables and encourages **diverse parts of the market to bid** for work with the Council. At the same time we need to ensure that our relationship with suppliers is mutually productive and that **goals are shared**.

We will **analyse and research supply markets** for different services, and will maintain a dialogue with potential providers, including organisations from the **community and voluntary sector**. The VCS Assembly is, in part, there to help support and grow the market to meet the need for a diverse and competitive market.

## Standardised Methods of Procuring

To ensure that there is a general approach to procurement where possible to **increase efficiency without stifling innovation** by the use of standardised documents and processes. This ensures that we adopt improved procurement practices and new techniques.

To also ensure the council has **adequate trained resources with the correct tools** to undertake commissioning and procurement projects effectively, efficiently and legally. To ensure that Commissioning and procurement staff at all levels have access to relevant training solutions in various forms.

It is recognised that **e-procurement** in all its forms is critical to improved practice and innovation.

## Transparency and accountability

The Council is committed to making information of public interest widely and easily available in the interests of **open and accountable** government.

The Council is committed to meeting its obligation under the **Transparency Agenda**. There is an **Open Data section** on the Council's website that contains information of spend over £500 and also details of our awarded contracts.

The Procurement Section works closely with our colleagues in Information Governance to ensure that **FOIs** are responded to in as timely a manner as possible with the most current data available.

We also committed to **advertising our tendering opportunities** as widely as possible and providing as full feedback to unsuccessful bidders as is possible.

## Probity

The Council must have the highest standards of probity in dealing with public money. Officers involved in procurement will **act as guardians of these standards** in line with the Council's Rules. Adopting improved procurement processes and techniques will improve the council's ability to ensure probity. External suppliers and service providers will be required to operate to the same level of ethics as the officers they are dealing with.

## Customer Outcomes

We must ensure that identified Commissioning outcomes are delivered in order that improvements for the customer are realised and that our procurement activity is used to support and drive these goals. .

## 6 Web Links

*Commissioning Strategy*

*Procurement Pages of Website*

*COGS*

*OPEN DATA*

*Procurement Pages of Intranet (for internal version only)*

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## Committee and date

Council

17 July 2014

10.00am

## Item No

**21**

Public

## **MUCH WENLOCK NEIGHBOURHOOD PLAN: ADOPTION**

**Responsible Officer** Andy Evans

Email: Andrew.M.Evans@shropshire.gov.uk Telephone: (01743) 252503

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### **1. Summary**

The purpose of this report is to inform Council of the results of the referendum on the Much Wenlock Neighbourhood Plan and for Council to bring the Plan into force by adopting it as part of the statutory development plan under the provisions of the Planning and Compulsory Purchase Act 2004 s38A as amended. A copy of the Plan has been placed in the members' library and is also available online at:

<http://shropshire.gov.uk/media/885833/much-wenlock-neighbourhood-plan-referendum-version-april-2014.pdf>

### **2. Recommendations**

- A. That Shropshire Council as the Local Planning Authority 'makes' i.e. adopts the Much Wenlock Neighbourhood Plan and brings it into force as part of the Development Plan for Shropshire.

## **Report**

### **3. Risk Assessment and Opportunities Appraisal**

- 3.1 The Localism Act and Regulations covering the production of Neighbourhood Development Plans provides the Framework for the production of Neighbourhood Plans. In February 2011 Much Wenlock Town Council agreed to work with Shropshire Council to become a vanguard location for a neighbourhood plan covering the town and parish of Much Wenlock. The Town Council formed a steering group to drive the Plan and in November 2011, the Neighbourhood Plan project was launched. Much Wenlock's Neighbourhood Plan was drafted based on extensive community input and completed its final local stages, culminating in a 6 week pre-submission consultation that ended in early April 2013. The Plan was revised following this consultation and submitted to Shropshire Council and then to an external Examiner for evaluation before being put to a local vote, or referendum on 22<sup>nd</sup> May.

- 3.2 Following a 42% turn out, 85% of those voting voted yes to the question prescribed in the regulations, as follows:

*Do you want Shropshire Council to use the Neighbourhood Plan for Much Wenlock Parish to help it decide planning applications in the neighbourhood area?*

- 3.3 The emerging Neighbourhood Development Plan will now, after passing the referendum, go on to become part of the statutory planning framework applied in Shropshire. In spite of the collaborative nature of the process to date, the plan will very much be a product of the community and as such will contain policies that, whilst in general conformity with the Core Strategy, will not have been tested and scrutinised to the same degree as the rest of the Development Plan. The emerging Plan contains a range of locally produced policies which the community have expressly asked to be brought into play to help guide the decision making process. Statute provides that planning applications should be determined in accordance with the provisions of the Neighbourhood Development Plan policies unless material considerations indicate otherwise. The weight given to the Plan thus still remains to be balanced with other considerations when taken into the round by decision makers.
- 3.4 However having the Neighbourhood Plan adopted and in place is only part of the story, equally important is seeing these local ambitions materialise on the ground. It is important to note that the Plan provides an excellent platform for continued active engagement and discussion on development and related issues between the Council, the Town Council, the community and the local member.
- 3.5 Shropshire Council has assessed that the plan, including its preparation, does not breach, and would not otherwise be incompatible with, any EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998).

#### **4. Financial Implications**

- 4.1 The Act and Regulations provide that the costs of appointing an Assessor conducting an Examination and holding a Referendum fall to Shropshire Council. Interim provisions allow an application for these additional costs to be met in this case as Much Wenlock is a Front Runner. A reimbursement of costs will therefore be sought from the Government. As previously acknowledged (report to Cabinet 29th May 2013) the robustness of the Neighbourhood Plan Policies will be tested over time by independent Planning Inspectors on appeal. Members are advised that the liability for future appeal costs rests with Shropshire Council as Local Planning Authority and as such the usability of the plan and its impact on local decision making will need to be carefully monitored.

#### **5. Background**

- 5.1 The Examiner's Report concluded that the plan met the basic conditions, and that subject to the modifications proposed in his report and which are set out in the Much Wenlock Neighbourhood Plan Decision Statement published on 9<sup>th</sup>

April 2014, proposed that the plan should proceed to a referendum. At a Portfolio Holder decision meeting attended by the Local Member on 31<sup>st</sup> March 2014, the Council agreed that the Examiner’s recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum.

- 5.2 Paragraph 38A (4)(a) of the Planning and Compulsory Purchase Act 2004 as amended requires that the Council must ‘make’ the neighbourhood plan if more than half of those voting have voted in favour of the plan.

Referendum results in Much Wenlock:

Response	Votes	% of total votes cast
Yes	823	84.5%
No	130	13.3%
Turnout 41.77%	973	
Electorate Total	2329	

- 5.3 In accordance with the Regulations when the Much Wenlock Neighbourhood Plan is ‘made’ planning applications in the town and surrounding parish must be considered against the Neighbourhood Plan, as well as existing planning policy where appropriate, such as the Shropshire wide Core Strategy and emerging SAMDev as well as the National Planning Policy Framework.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

Report to Cabinet 29<sup>th</sup> May 2013: Submission of the Much Wenlock Neighbourhood Plan

Portfolio Holders Decision Report 31<sup>st</sup> March 2014: Much Wenlock Neighbourhood Plan, Examiners Report and Decision to proceed to referendum

**Cabinet Member**

Councillor Malcolm Price

**Local Member**

Councillor David Turner

**Appendices**

The Much Wenlock Neighbourhood Plan can be accessed via this link below and a hard copy of this Plan can also be found in the Member’s Library:

<http://shropshire.gov.uk/media/885833/much-wenlock-neighbourhood-plan-referendum-version-april-2014.pdf>

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*Our plan –  
Our future*

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# **Much Wenlock Neighbourhood Plan 2013-26**

## **Referendum Version**

**09 April 2014**

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# Much Wenlock Neighbourhood Plan 2013-26

## Referendum Version

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## Introduction

This Neighbourhood Plan defines a community vision for how the parish of Much Wenlock will develop in the coming years. If adopted at referendum, this Plan will stand alongside the Shropshire Council Local Development Framework (LDF) Adopted Core Strategy to guide development within the parish.

The Plan covers the period from April 2013 to March 2026.

## The Community's Vision

Our starting point for preparing this Plan was to ensure that the residents of Much Wenlock parish were given the opportunity to decide what development should happen and where it should take place. The vision, encapsulated by the line, 'Our Plan, Our Future' has been defined by the desires and aspirations of local residents and other stakeholders of Much Wenlock parish. The objectives and policies that are set out in the Plan come directly from the views and opinions expressed in the Residents Survey and at many other consultation events hosted by community volunteers.

The community has said it wants the Plan to shape future development so that it:

- meets local needs in ways that are in keeping with the scale and size of the town and other settlements in the Parish;
- complements and enhances our natural and historic environment;
- creates job opportunities for local young people;
- protects the high quality nationally-recognised rural landscapes and the town's landscape setting; and
- addresses our long standing issues of flooding, traffic and affordable housing.

Much Wenlock is a small historic Shropshire market town with a wider rural parish area which runs from the lip of the Severn Gorge down to the south west along Wenlock Edge. Much Wenlock is also one of the most desirable places to live in Shropshire because of the town's qualities and especially its location near the growth points of Telford and Shrewsbury and being within ready commuting distance of the West Midlands conurbation. The resulting development pressures and high house prices set us a challenge to provide housing to meet local needs in a way that respects the quality of the town and its rural setting.

To help deliver the local community's ambitions and needs for the plan period from 2013 to 2026 the Plan proposes:

- one site for local employment;
- a collaborative approach to deliver affordable housing;
- green space designations;
- the creation of new and protection of existing flood attenuation areas; and
- policies to encourage investment in the re-use of land and improvements to community facilities.



These are all aimed at helping Much Wenlock retain its identity as a market town within a beautiful rural parish. The Town Council will treat the Neighbourhood Plan as an Action Plan and have resolved to review the Plan within three years of the making of the Plan and monitor it annually. The initial review will focus on housing delivery and will be able to assess progress on the granting of planning permissions and/or the delivery of housing in the Plan area. If necessary the review of the Plan will be the trigger either for the modification of some of its policies and/or the allocation of a suitable urban extension site that itself meets the basic conditions.

The Plan represents a starting point for localism and we expect that there will be considerable progress in protecting and enhancing the built and natural environment and supporting the economic vitality of the town centre and wider parish over the plan period.

More specifically we expect that by 2018 there will be:

- A successful and positive operational relationship with Housing Associations to bring forward affordable housing;
- Progress on the marketing and development of the EMP1 employment site;
- Implementation of the Much Wenlock Integrated Urban Drainage Management Plan (IUDMP) and active measures to address flooding issues in Much Wenlock.

The Town Council will develop formal indicators to monitor the Plan in the years ahead.

## **Legal requirements**

Although the Government's intention is to give local people the opportunity to decide what goes on in their neighbourhood, the Localism Act sets out some important legal requirements. One of these is that all Neighbourhood Plans must conform to the framework given by higher-level planning policy. This means that the Much Wenlock Neighbourhood Plan must be in line with the National Planning Policy Framework (referred to throughout as the NPPF) and local policy, in particular Shropshire Council's Core Strategy (2011). The Core Strategy says that, "*the town is subject to inward development pressure and to avoid becoming a commuting settlement, the priority is for local employment opportunities balanced with housing and infrastructure to meet local needs*". The Core Strategy sets an indicative scale of up to 500 new dwellings for Much Wenlock between 2006 and 2026 (which can be a mixture of windfalls, exceptions and allocated sites) and identifies Much Wenlock as a 'Key Centre' to serve as a town and employment centre for its outlying rural settlements.

The Objectives and Policies which follow have taken into account the requirements of the NPPF and especially the Core Strategy – which has undergone a formal strategic environmental assessment (SEA). Furthermore, the policies have been assigned a green-leaf motif in order to demonstrate that we have assessed the environmental and other implications of the policies against Shropshire Council's

Local Development Framework Draft Sustainability Appraisal Scoping Report (July 2008).

A Consultation Statement on the Much Wenlock Neighbourhood Plan website provides an overview of our extensive consultations, demonstrating that the Plan fully accords with the requirements of the Localism Act. This consultation included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.

A key objective is to ensure that the ambitions of the Neighbourhood Plan are delivered and that mechanisms are in place to ensure this happens. Shropshire's Core Strategy is accompanied by an LDF Implementation Plan coupled with appendices for each market town and key centre. These outline the key infrastructure requirements needed to support the development of sustainable places and the agreed scale of growth. For this parish, the Much Wenlock and Surrounding Area Place Plan is relevant and sets out a series of priorities for investment and, as such, it is expected that Community Infrastructure Levy (CIL) funds will be used to deliver some of the Neighbourhood Plan's stated ambitions. The Town Council will work closely with Shropshire Council and other delivery bodies, such as Housing Associations, to monitor housing and employment development on an annual basis.

Our policies have been separated into different themes but it should be noted that any new development is expected to meet the requirements of all relevant policies, for example, new housing will be expected to meet not only the housing policies but those on design, reducing flood risk, green and open spaces and traffic management and accessibility.

The Neighbourhood Plan draws upon evidence gathered from a range of sources and it builds upon other community endeavours such as the Town & Parish Plan (2005), the Design Statement for Much Wenlock (2000) and the work of the Town Council's Flood Management Working Group. These have helped inform and provide the rationale for the policies set out in the Plan. While we intend that the Plan will last through to 2026, we recognise that challenges and pressures will change. The Town Council, as the Neighbourhood Plan authority, will become responsible for maintaining the Plan as a living document that will be reviewed periodically.

## Objective 1: Housing (H)

The Plan will provide for a limited amount of housing to meet local needs. It will do this through:

- ✓ developing collaborative partnerships with one or more Housing Associations to bring forward affordable housing on exception and other sites.
- ✓ permitting small-scale infill sites and conversions within the parish.
- ✓ supporting the redevelopment of some brownfield (previously used) sites to mixed uses.
- ✓ making sure that developments include a suitable mix of housing suited to local needs, including dwellings suited to older residents.

### Housing: Our policies

**Policy H1** Affordable housing shall be provided at a rate of 20% of total yield on site.

**Policy H2** Housing developments within the development boundary of Much Wenlock will be permitted where they include a range of house type, including two and three bedroom dwellings. Housing developments will also be expected to include an element of single level dwellings and to meet the needs of the elderly and people with disabilities.

**Policy H3** The redevelopment of brownfield sites in the Much Wenlock development boundary for mixed uses, including housing, will be supported where it can be shown that an otherwise lawful use of the site is no longer viable.

**Policy H4** Housing infill development and the conversion of existing buildings to residential use will be supported where they contribute positively to local character and where they help to meet local housing needs. Within the conservation areas of Much Wenlock and Bourton infill development should conserve or enhance the special architectural and historic character of these settlements.

**Policy H5** Proposals for small scale affordable housing developments outside the Much Wenlock development boundary will be supported subject to the following criteria:

- they comprise up to 10 dwellings; and
- the proposals contribute to meeting the affordable and social-rented needs of people with a local connection; and
- the development is subject to an agreement which will ensure that it remains as affordable housing for people with a local connection in perpetuity; and

- the proposals would not have a significant impact on the surrounding rural landscape and the landscape setting of any settlement in the plan area; and
- the development is appropriate in terms of its scale, character and location with the settlement to which it is associated.




Open market housing will only be permitted outside the Much Wenlock development boundary where this type of development can be demonstrated to be essential to ensure the delivery of affordable housing as part of the same development proposal.

**Policy H6** Proposals for housing development will be required to provide a minimum of two parking spaces per dwelling. Proposals accompanied by a parking provision of less than two parking spaces per dwelling will only be permitted if:

- alternative and reasonably accessible car parking arrangements can be demonstrated and which in themselves do not add to on-street parking; or
- otherwise acceptable and well-designed new build or conversion schemes in the town centre conservation area would be incapable of meeting this parking provision.

## Sustainability

These policies aim to contribute to sustainable development by:

-  Providing a sufficient quantity of good quality housing, which meets the needs of all sections of society.
-  Protect and maximise the benefits of Shropshire’s cultural and landscape heritage.
-  Ensuring the efficient use of land and material resources.

## Reasons for our policies

**The Plan proposes a range of policies to deliver a housing target of 130 dwellings for the Much Wenlock town area in the Plan period (2013-26). This level of growth reflects both the Plan period and a balanced assessment of the future development of the town. In order to ensure that this level of growth is delivered the implementation of the Plan will be monitored on an annual basis. A review of the Plan will be carried out within three years of the making of the Plan.**

Our policies align with the aims of the NPPF and Core Strategy and seek to secure a housing supply which meets local needs while ensuring that sufficient land comes forward to meet those needs over the Plan period. A number of Core Strategy policies are relevant, but in particular Objective 5 which states that the Core Strategy

will, "Provide for a mix of good quality, sustainable housing development of the right size, type, tenure and affordability to meet the housing needs and aspirations of all sections of the community, including provision for specialist needs and the elderly." The evidence from the Residents Survey and analysis of housing needs complements this overarching strategy and provides a clear steer to the Plan's policies on housing.

Key findings from the survey showed the community has aspirations towards home ownership at an affordable level which suits the needs of an ageing population, first-time buyers and young families. The consultation also showed a need to increase the provision of affordable homes, particularly social rented housing stock to provide homes for lower income families. Affordable housing is about more than just numbers and the local evidence base indicates that careful consideration has to be given to the type of provision and tenure of affordable dwellings.

Historically, local Housing Associations have not bought sites or built homes in the parish, but have expanded their stock through acquisitions within market development sites. In order to meet identified needs the Plan seeks a new way of working to bring forward small-scale social rented and affordable housing on exception sites through collaborative partnerships with local Housing Associations and Shropshire Council. This positive approach will provide greater certainty and local control over delivery to meet specific local needs.

The 2011 Census shows that within the Parish there are 1,346 dwellings. Shropshire Council's figures for completed developments in Much Wenlock since 2002 show that there have been 136 completed dwellings in the town but this has only brought forward 12 affordable housing units in 10 years. This represents slightly over one unit per year, clearly showing that the market does not, of its own volition, meet the affordable housing needs of the community. On this basis, the Plan increases the proportion of affordable housing to be built on open market sites to make up for an historic undersupply. We note that this is higher than Shropshire Council's current rate of 13% affordable housing on development sites but understand that work in progress may well revise this figure upwards and consider that the evidence justifies this requirement.

Core Strategy policies also encourage the development of self-build properties for local need on suitable plots both within and adjacent to the development boundary and the Neighbourhood Plan supports this approach.

To ensure that houses on exception sites meet local needs for people with a strong local connection, occupants will be expected to meet the requirements of Shropshire Council's SPD 'The Type and Affordability of Housing' (March 2011) Paragraph 5.34.

Shropshire Council's Interim Planning Guidance on affordable housing sets a maximum size of 20 dwellings, for urban exception sites (defined as settlements over 3,000 population). The Census 2011 shows that Much Wenlock is smaller than this and therefore exception sites should "reflect the character and scale of the settlement". We support this policy and have included the figure of ten dwellings in Policy H5 as a guide rather than a target, taking into account local housing need.

In recent years, infill sites have provided a steady supply of housing at a rate of around 10 dwellings per year. This trend is likely to continue but the Plan allows for the numbers to be kept under review to ensure that sufficient development is coming forward to meet local needs. Additionally a review may be triggered by national changes in policy, updated information on housing needs or issues raised by the public, private or third sector regarding the operation of the Neighbourhood Plan. Much Wenlock Town Council has resolved to review the Plan within 3 years.

Policy H1 states that affordable housing should be provided at a rate of 20% of total yield on site. If a higher figure is published by Shropshire Council during the Plan period, the target shall at least match that established by Shropshire Council. The delivery of local housing needs through infill and exception sites will be monitored during the Plan period, should this clearly demonstrate that local needs are not being met, the Plan will be reviewed.

Policy H3 allows for the re-use of brownfield sites which are no longer viable. Guidance on the process for assessing viability is included at Appendix 1.

Large-scale development is not acceptable to the community and where new housing is needed the consensus was that it should be delivered through smaller sites. There is an overwhelming desire to maintain the scale, style and setting of Much Wenlock and to protect the rural settlements and surrounding countryside from development.

The 2011 Census shows that the median age of the local population is 51 compared with 39 nationally. 27% of residents are aged 65 and the single largest cohort, accounting for a fifth of the local population is in the 49-59 age group. It further indicates that average household size in Much Wenlock is smaller than the county and national averages, but the average number of bedrooms is higher than that in either Shropshire or England. There was also a strong response from older residents who attended the community consultation events that sheltered or housing suitable for older residents was a high priority.

Outside the development boundary new development will be strictly controlled in line with national policies and Core Strategy CS5.

## **Relevant Strategic Policies**

### **National Planning Policy Framework (NPPF)**

NPPF 6: Delivering a wide choice of high quality homes

### **Shropshire Core Strategy**

CS1: Strategic approach

CS3: The Market Towns and Other Key Centres

CS5: Countryside and Green Belt

CS6: Sustainable design and development principles

CS9: Infrastructure contributions

CS10: Managed release of housing land

CS11: Type and affordability of housing

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

Sustainable Design SPD, Part 1. July 2011

Local Housing Market Assessment. July 2010

Developer Contributions SPD. July 2011

LDF Implementation Plan and Local Investment Plan Much Wenlock and Surrounding Area Place Plan 2012 -2013

Type and Affordability of Housing SPD. March 2011

Build Your Own Affordable Home Information Pack. Sept. 2012

## Objective 2: The economy and jobs (EJ)

The Plan will help business create jobs by:

- ✓ allocating land for business use.
- ✓ making sure that existing employment sites are kept for employment use wherever possible and appropriate.
- ✓ supporting new business premises in suitable locations.
- ✓ protecting the vitality of Much Wenlock town centre.
- ✓ supporting new mixed use developments, so that where appropriate, people can combine work and home life.
- ✓ encouraging appropriate and sustainable green tourism activities.

### The economy and jobs: Our policies

**Policy EJ1** Proposals for the development of employment uses on 0.72 hectares of land at Stretton Road (and shown as EMP1 on the Town Inset Map) will be supported subject to the following criteria:

- the proposal would not have significant harmful impacts on the surrounding landscape and the wider setting of the town;
- the proposal would not have any significant harmful impacts on the ecological setting of the site; and
- the proposals and their HGV traffic generation would not have an unacceptable traffic impact on the wider town and the capacity and operation of its highway network.

**Policy EJ2** Proposals for the use of land or buildings on existing employment sites for uses other than employment purposes will not be permitted unless:

- it can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable on the basis of the criteria in Appendix 1 of the Plan; or
- the alternative proposal would provide demonstrable employment benefits to the local community and contribute to its long-term sustainability.

**Policy EJ3** New business development on land already in commercial use will be supported subject to the following criteria:





- the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining activities; and
- the scale and nature of the proposals would not have unacceptable conflicts with agriculture and other land-use activities; and
- the proposal would not have unacceptable impacts on the local road network.



- Policy EJ4** The provision of any new or additional retail floor-space in the retail core of Much Wenlock (High Street/Barrow Street) will be supported provided that it complements local provision and enhances the town's unique shopping offer and its role as a Key Centre. Additional provision outside the retail core will be supported if it complements the town centre retail offer, is compatible with the size and scale of the existing town centre, and does not have unacceptable impacts on the road network.
- Policy EJ5** The change of use of business premises from A1, A2, A3, A4, and A5 uses will not be permitted unless it can be demonstrated that the on-going use of the premises for these purposes is no longer viable.
- Policy EJ6** Excepting those identified in Policy LL1, the use of former quarries for small-scale industrial use and/or recreational activity and public access alongside restoration will be supported, provided that the biodiversity of the site is protected and the scale of the proposal is appropriate to its setting and the tranquillity of the Area of Outstanding Natural Beauty.
- Policy EJ7** Proposals for recreational and tourism activities and facilities will be supported providing that the siting, design and scale of the development conserves the quality of the parish's built and natural environments, including its townscape and surrounding countryside.

## **Sustainability**

These policies aim to contribute to sustainable development by:

-  Promoting a strong and sustainable economy throughout Shropshire.
-  Encouraging a high quality inward investment, and supporting existing businesses to expand and diversify.
-  Reducing the need of people and businesses to travel.
-  Protecting and enhancing the range and populations of species and the quality and extent of wildlife habitats.

## **The economy and jobs: Reasons for our policies**

Much Wenlock has a relatively buoyant local economy with a long-established business base. Residents and businesses alike are keen to promote economic prosperity and encourage growth in local employment, particularly for young people. The Plan is designed to achieve this by helping existing employers to stay and grow, enabling the town to act as an employment centre for the outlying settlements and encouraging new businesses to invest and create a wide range of new jobs for local people.

Through its Core Strategy (CS14) Shropshire Council is required to identify 290 hectares of land for employment development across the whole of Shropshire from 2006 to 2026. In the East Spatial Zone, within which Much Wenlock falls, an employment target in a range of 30–40 hectares has been identified. Market Towns and Key Centres (Much Wenlock is identified as a Key Centre) are expected to take the majority of this new land. The principal strategic objective for planning the local economy of Much Wenlock is to balance local employment opportunities with housing development to meet local need. The aim is to manage the significant inward development pressure on the town, to diversify and strengthen the local economy and to ensure Much Wenlock does not simply become a commuting settlement.

Accordingly, site EMP1 has been allocated for employment uses and Shropshire Council have provided assurances that it will be brought forward for development within the next five years. A deliverability and viability assessment for the site is attached at Appendix 2. The site lies immediately adjacent to an arm of the Environmental Network and care will be needed to ensure that there are no adverse effects on the Network (including through lighting) and that landscaping should enhance the network where possible in line with CS17. Any development on greenfield parts of this site would be subject to an Ecological Assessment.

Development proposals on the EMP1 site will also need to be able to demonstrate that they do not have an unacceptable impact on HGV movements in the town. A transport assessment would be the most appropriate way of so doing

It should be noted, however, that the site was previously included in a land allocation for employment use in the Bridgnorth Local Plan in 2005, since when there has been little interest in its development. It appears, therefore, that some up-front public or private investment will be required to facilitate its use and Shropshire Council's statement of intent offers assurances that this will take place. Unless this investment is made, there will be a significantly increased risk of the Core Strategy policy failing to provide for local employment to balance housing allocations and avoid creating a commuting town.

Where an applicant is seeking to demonstrate that an existing employment site is not suitable for continued employment use, it is expected that a planning application will be accompanied by a detailed supporting statement that seeks to demonstrate that this is the case. (See Appendix 1 for guidance). In determining the application, the Town Council will come to a view as to whether the site is suitable for continued employment use taking into account the evidence supplied in the supporting statement. Where consideration is being given to alternative uses of employment land or premises, any such proposals must ensure that the proposed use does not conflict with the character of the surrounding area and other policies and proposals within the Plan, or any other material considerations.

In looking to encourage growth and reduce outward commuting the community is concerned to protect the parish from unsuitable development which will have an adverse impact on local residents, the road network and the environment. To this

end, our policies in the traffic management and accessibility section are relevant to securing growth which does not add unduly to the existing problems of heavy traffic.

The town has an unusually high level of self-employment and home-working which the Plan aims to encourage in line with Shropshire Council's Core Strategy CS13. Self-employment adds to the character and viability of the local economy and supports the community's aim to avoid the settlements in the parish becoming over-dependent on outward commuting.

Residents and business owners are strongly in favour of the re-use of brownfield sites and former quarries for employment use, but at the same time were concerned about the impact of HGV traffic on the road network and the loss of wildlife habitats. Our policies aim to strike a balance between these views by supporting small scale employment uses where appropriate and opposing redevelopment in quarries where the biodiversity is greatest. During the development of the Neighbourhood Plan planning permission has been granted for employment use at Lea Quarry for development which is expected to create between 13 and 23 jobs and there is further small-scale opportunity for employment uses at former quarries (See Policy EJ6).

Much Wenlock's town centre, with its wide range of independent shops, local market stallholders, bank, Post Office and petrol filling station is of great importance to the community, serving the needs of local residents, visitors and a wide rural hinterland. The Plan is designed to protect Much Wenlock's retail core and promote and support its viability. Any development which compromises the town centre and its range of provision will not be supported.

In line with NPPF 3 the Plan seeks to support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. The parish has many resources to support sustainable tourism including the historic character of the town; its shops, attractions and facilities; and the opportunities for quiet recreation on Wenlock Edge. The Plan aims to encourage and support appropriate leisure and tourism activities and facilities, particularly green tourism. Noisy activities and sports which will impact on the peace and tranquillity of the parish are considered inappropriate for its rural setting.

## **Relevant Strategic Policies**

### **National Planning Policy Framework (NPPF)**

NPPF 1: Building a strong, competitive economy

NPPF 2: Ensuring the vitality of town centres

NPPF 3: Supporting a prosperous rural economy

NPPF 4: Promoting sustainable transport

**Shropshire Core Strategy**

CS5: Countryside and Green Belt

CS13: Economic development, enterprise and employment

CS14: Managed Release of Employment Land

CS15: Town and rural centres

CS16: Tourism, culture and leisure

CS20: Strategic planning for minerals

**Supplementary Planning Documents (SPDs)**

LDF Implementation Plan and Local Investment Plan Much Wenlock and Surrounding Area Place Plan 2012 -2013

## Objective 3: Reducing flood risk (RF)

The Plan will encourage new ways of reducing flood risk and water pollution throughout the parish by:

- ✓ supporting the implementation of the Much Wenlock Integrated Urban Drainage Management Plan (IUDMP).
- ✓ keeping sites which can be used to slow down the flow of surface water (Flood Attenuation Areas – See Town Map) free from inappropriate development.
- ✓ making sure that developments minimise the impact on water quality and subsequent health risks during flooding conditions.
- ✓ protecting and improving local water quality.

### Reducing flood risk: Our policies

**Policy RF1** Development proposals within the surface water catchment area of Much Wenlock as defined on Plan 1 will be permitted where they can demonstrate that:

- the development proposed is a minor housing or commercial extension (as set out in Appendix 3 of the Plan); or
- the development proposed will have no detrimental impact on surface water run-off in the town's surface water catchment area; or
- the development proposed is entirely self-sufficient in its ability to manage surface water run-off.

Proposals for the construction of new dwellings will also be expected to comply with Policy RF3.

**Policy RF2** All developments in flood-sensitive areas will be designed and constructed to reduce the overall level of flood risk both to the use of the site and elsewhere when compared to current use.

**Policy RF3** All new dwellings will be designed to have a predicted water discharge of no more than 80 litres of water per person per day.





**Policy RF4** Proposals that would create new culverts (unless essential to the provision of an access) and that would result in the loss of an open watercourse will not be permitted.

**Policy RF5** Development will not be permitted in flood attenuation areas (as shown as flood attenuation ponds on the Town Map) where that development would reduce the ability of these areas to alleviate flooding.

**Policy RF6** Parking spaces and driveways associated with new development will be required to have permeable surfaces.

## **Sustainability**

These policies aim to contribute to sustainable development by:

-  Reducing the parish's contribution to climate change.
-  Reducing the risk of flooding to people, property and wildlife.
-  Protecting and improving Shropshire's water and air quality and actively addressing known flooding issues.
-  Adapting to the impacts of climate change

### **Reducing flood risk: Reasons for our policies**

The NPPF provides clear guidance that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk and water supply and demand considerations. Similarly the Core Strategy seeks to avoid flood risk and to minimise the impact where it does occur. These higher-level strategies provide a clear context for the Neighbourhood Plan's policies in relation to reducing flood risk. The particular circumstances which apply in Much Wenlock suggest that a more local interpretation of these policies is appropriate. (See Shropshire Council's Integrated Urban Drainage Management Plan).

Much Wenlock was badly affected by damaging floods in 2007 and in a referendum in the same year the community expressed its strong views that development should be restricted until solutions to reduce the risk of flooding are put in place. The Much Wenlock Integrated Urban Drainage Management Plan (IUDMP) sets out actions which are designed to reduce the risk of flooding from a 1 in 8 year rainfall event to approximately a 1 in 30 year rainfall event. Policy RF1 describes constraints on development proposals in Much Wenlock town's surface water catchment area. By 'minor development' the Plan adopts the guidance given by the Environment Agency (See Appendix 3). Should the implementation of the IUDMP be delayed beyond 2014 then Policy RF1 will be reviewed.

The community is strongly in favour of taking the opportunity in the Plan to support the IUDMP by protecting and designating Flood Attenuation Areas to reduce the risk of flooding still further and complement the IUDMP attenuation ponds.

Policy RF2 is somewhat more specific than Core Strategy Policy CS8 in that it actually seeks to reduce flood risk through new development. Limiting discharge levels from new build will further reduce risks and Policy RF3 to promote a high level of water efficiency in line with best practice reflects the community's drive to reduce the causes and impacts of flooding while embedding high levels of sustainability in new developments. This policy will help to minimise loading to the existing combined sewerage system and will also contribute to wider climate change

reduction/sustainability. It is supported by Shropshire Council's Shropshire Outline Water Cycle Study Final Report June 2010 and Shropshire Council's Surface Water Management Interim Guidance for Developers - 15 June 2011.

Policy RF4 has the strong support of the Environment Agency in order to maximise the separation of foul and surface water and address specific local issues relating to the sewerage system.

These policies to reduce flooding risk have been strongly community-led with 78% of residents who responded to the Residents Survey supporting improved flood prevention measures.

## **Relevant Strategic Policies**

### **National Planning Policy Framework (NPPF)**

NPPF 10: Meeting the challenge of climate change, flooding and coastal change

### **Shropshire Core Strategy**

CS6: Sustainable design and development proposals

CS8: Facilities, services and infrastructure provision

CS 18: Sustainable water management

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

Developer Contributions SPD

Sustainable Design SPD Part 1. July 2011

LDF Implementation Plan and Local Investment Plan Much Wenlock and Surrounding Area Place Plan 2012 -2013

## Objective 4: Traffic management and accessibility (TM)

The Plan will support new ways of managing the traffic in and around the town of Much Wenlock by:

- ✓ making sure that new developments have enough car parking to meet current and future needs.
- ✓ supporting local and strategic traffic management which reduces HGV/LGV vehicles through the parish in order to minimise their adverse impact, whilst managing new developments so that they do not have an unacceptable traffic impact on local residents.





### Traffic management and accessibility: Our policy

**Policy TM1** Development proposals that would result in the loss of off-street car parking will not be permitted unless:

- in relation to existing public car parks an equivalent or better capacity is provided elsewhere in the town; or
- in relation to private car parks or similar off-street parking areas an equivalent or better capacity is provided elsewhere or the need for the private parking capacity can be shown to be reduced as a result of the implementation of the development proposal.

### Sustainability

The policies in the Plan aim to contribute to sustainable development by:

-  Encouraging a modal shift to more sustainable forms of transport.
-  Promoting safer communities.
-  Creating active and healthier communities for all.
-  Reducing the risk of flooding to people, property and wildlife.

### Traffic management and accessibility: Reasons for our policy

Residents expressed strong concern about traffic and transport issues in the Residents Survey, highlighting problems of congestion; the dangers caused by on-street parking; the impact of HGV traffic through the historic narrow streets; and risks to pedestrian and cyclist safety. Our Plan policies, therefore, are to be used as a set of policies designed to manage the traffic arising from new local development and to improve access to alternative forms of transport. The community's expectation is that other measures to address these issues will be included as a priority in the Much Wenlock Place Plan and Shropshire Council's Local Transport Plan for 2011-2016.



The community wishes to encourage cycling and walking as safe options. Accordingly, the Plan aims to take opportunities to improve highway safety and minimise conflicts between road traffic, cyclists and pedestrians.

Car parking standards have been carefully considered and are included because car ownership levels in the parish are high and well above local and national averages; reflecting both our rural location and limited availability of public transport. The 2011 Census shows that in Much Wenlock parish, 45% of households have two or more cars or vans and only 13% have no vehicle at all. In contrast, nationally, only 32% of all households have two or more cars and vans and more than twice as many as locally (26%) have no vehicle at all. Fewer than 2% of the Parish's workforce travel to work via public transport. The Plan's parking standards reflect these local factors and seek to make sure that new development does not add to the current levels of congestion caused by on-street parking.

Heavy vehicles pass through the town on a daily basis in connection with quarrying operations and the use of former quarries for haulage and industry. In addition, bridge and road weight limits bring considerable volumes of heavy traffic through Much Wenlock on the A458 and A4169. Given its location at the heart of a network of important roads the Plan seeks to manage development arising in the parish to ensure that new development does not exacerbate existing problems.

Due to the overlap between traffic management and the other themes of this plan, traffic management-related policies can be found elsewhere in the plan, i.e. H6 and RF6.

It is recognised that this Plan cannot prescribe all the measures and improvements that the community desires. However, these matters are likely to feature in reviews of this Plan. In addition, other mechanisms will be used, e.g. the development and implementation of the Much Wenlock and Surrounding Area Place Plan.

## **Relevant Strategic Policies**

### **National Planning Policy Framework (NPPF)**

NPPF 4: Supporting a prosperous rural economy

### **Shropshire Core Strategy**

CS6: Sustainable design and development principles

CS7: Communications and transport

## Objective 5: Community well-being (CW)

The Plan will protect existing community facilities and services considered important for a vibrant community and support the development of new ones which benefit local people and visitors by encouraging:

- ✓ new facilities for families, the elderly and young people.
- ✓ developments or uses associated with a positive visitor experience.
- ✓ the protection of existing community buildings and services.
- ✓ new public toilet provision to cater for local and visitor needs.

### Community well-being: Our policies

**Policy CW1** Proposals that would result in the loss of community facilities will not be supported unless:


- it can be demonstrated that the facilities are no longer needed or viable; or
- it can be demonstrated that suitable alternate provision exists in the immediate area to serve the community; or
- suitable alternative provision is included in the development proposal itself.

**Policy CW2** Proposals for new and/or improved community facilities will be supported subject to the following criteria:

- the proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities; and
- the proposal would not have significant harmful impacts on the surrounding local environment; and
- the proposal would not have unacceptable impacts on the local road network; and
- the proposal would adequately address surface water run-off issues.

### Sustainability

These policies aim to contribute to sustainable development by:

-  Promoting community participation in a diverse range of sporting, recreational and cultural activities.

## **Community well-being: Reasons for our policies**

The NPPF provides a clear framework for the promotion, retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. The Core Strategy also includes policies to protect and enhance existing facilities and resist any inappropriate loss.

In the Neighbourhood Plan area, there is a thriving community with education, health, social and leisure facilities which contribute greatly to the local quality of life. Notwithstanding Core Strategy policies, recent years have seen the loss of a number of services and facilities, including the British Legion Hall, the Roman Catholic church and two banks. The community is rightly concerned that there should be no further loss of facilities, in particular, health services, the bank, the Post Office and library, and there is strong support for the Neighbourhood Plan to seek the improvement and retention of these vital community assets in the interests of community wellbeing and sustainability. Before granting planning permission for a change of use or redevelopment which would result in the loss of any of these facilities, therefore, Policy CW1 requires compelling evidence that the facility is both no longer needed by the local community and is no longer commercially viable in line with the guidance attached at Appendix 1.

Much Wenlock itself also serves as a centre for a much wider rural catchment area and its facilities are of value to residents living well outside the parish boundaries. Through the safeguarding of local community facilities and services and the provision of new services the Plan aims to strengthen Much Wenlock's role as a Key Settlement in line with the Core Strategy.

Public toilet provision within Much Wenlock is considered inadequate and limited to facilities in St Mary's Road Car Park and at Queen Street. Provision at the Gaskell Recreation Ground was closed some years ago. New provision is needed not just to improve existing facilities, for instance, by reinstating facilities at the Gaskell Recreation Ground, but also by increasing provision at the car parks to meet needs associated with the growing number of visitors and tourists to Much Wenlock. The Much Wenlock and Surrounding Area Place Plan provides a mechanism for supporting this objective.

### **Relevant Strategic Policies**

#### **National Planning Policy Framework (NPPF)**

NPPF 3: Promoting sustainable transport

NPPF 8: Promoting healthy communities

#### **Shropshire Core Strategy**

CS5: Countryside and Green Belt

CS6: Sustainable design and development principles

CS8: Facilities, services and infrastructure provision

## Objective 6: Good quality design (GQD)

All future development will be well designed and will aim to:

- ✓ respect the scale, style and setting of the historic townscapes of Much Wenlock (in particular the unique characteristics of the 'bowl' setting) and Bourton.
- ✓ make sure that in Much Wenlock and Bourton, the use of building materials is in keeping with those used in their respective Conservation Areas. Elsewhere, new developments should use materials which respect their setting and rural environment.
- ✓ be of the highest quality design.
- ✓ new developments will include gardens of an appropriate scale to the property.

### Good quality design: Our policies

**Policy GQD1** The high quality natural landscape outside the development boundary of Much Wenlock will be protected from any development which adversely affects the town's character, setting and open views.

**Policy GQD2** All development will be designed to a high quality and to reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.

Development proposals, extensions and alterations to existing buildings and structures will be expected to:


- have regard to the principles set out in the Much Wenlock Design Statement; and
- make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area; and
- be suitably designed for the context within which they are set; and
- retain existing important landscape and natural features; and
- ensure that the scale and massing of buildings relate sympathetically to the surrounding area; and
- create safe environments addressing crime prevention and community safety; and
- use traditional and vernacular building materials where such treatment is necessary to respect the context of the development concerned.

**Policy GQD3** The erection of new dwellings at the rear of existing properties will not be permitted within the areas indicated as Burgage Plots on the Town Map.

**Policy GQD4** New development of more than three dwellings will be required in the submitted design and access statement to demonstrate how the proposal's scale, proportions, materials and layout and amenity space respects the local context and that garden space is commensurate with the size and type of development.

## **Sustainability**

These policies aim to contribute to sustainable development by:

-  Protecting and maximising the benefits of Shropshire's cultural and landscape heritage.

## **Good quality design: Reasons for our policies**

The parish is set in unspoilt countryside of rolling hills, with Much Wenlock itself set in a hollow or bowl on Wenlock Edge. The urban skyline is dominated by the Holy Trinity church, Wenlock Priory and the old windmill, with a backcloth of pasture land and woodland on the higher ground surrounding the town. This unique setting allows for views of open countryside from almost every part of the historic town centre, which gives the town a strong identity and sense of place. The limestone which defines the landscape has been used as a local building material since medieval times and this creates an attractive unity in the built environment and contributes to the townscape of Much Wenlock. (Bridgnorth District Council Landscape Sensitivity Study 2008 page 216 and the Much Wenlock Design Statement 2000).

The NPPF and Core Strategy attach great importance to good quality design. Similarly, the community, through the Residents Survey was wholeheartedly unanimous that the town should be protected from inappropriate development; that its setting should be safeguarded; and that new development should be of an appropriate scale and form. Where possible, open views towards the countryside, or across open spaces, should be maintained from key existing routes within the town.

The three main streets of the medieval town: High Street, Barrow Street and Wilmore Street/Sheinton Street contain a wealth of stone, brick and timber frame buildings and, in particular, areas on either side of Barrow Street and on the eastern side of Sheinton Street contain some of the best preserved examples of the long burgage plots of the historic core. Already, many other burgage plots have been lost to development in different parts of the town and Policy GQD3 reflects the importance attached to preventing any further loss of Much Wenlock's historic character and medieval layout.

The parish's extensive history has given it a legacy of buildings of architectural and historic significance and both Much Wenlock and Bourton are protected by Conservation Area status. While Conservation Area status can do much to protect the historic built environment, the Much Wenlock Design Statement 2000 provides a well-founded basis for assessing new developments which will deliver positive improvements in the quality of local design by respecting the old, but not stifling high quality modern design. The Design Statement provides guidance not only for housing developments but also commercial development and public spaces. It was reviewed and adopted by Much Wenlock Town Council Planning Committee in February 2013. Developers must demonstrate in their design and access statements how their proposals for any development in the town follow the guidance set out in the Much Wenlock Design Statement.

Elsewhere, the parish is characterised by small settlements, such as Bourton and Homer, as well as hamlets and scattered farmsteads and it is important that new development respects its rural setting and does not detract from the high quality landscape of the parish in line with CS6.

Policy GQD4 proposes that new development of more than three dwellings will be required in the submitted design and access statement to demonstrate how the proposal's scale, proportions, materials and layout and amenity space respects the local context and that garden space is commensurate with the size and type of development.

## **Relevant Strategic Policies**

### **National Planning Policy Framework (NPPF)**

NPPF 7: Requiring good design

NPPF 11: Conserving and enhancing the natural environment

### **Shropshire Core Strategy**

CS3: The Market Towns and Other Key Centres

CS5: Countryside and Green Belt

CS6: Sustainable design

CS16: Tourism, Culture and Leisure

CS17: Environmental networks

### **Supplementary Planning Documents (SPDs) and other documents**

Much Wenlock Design Statement 2000

Shropshire Playing Fields Association, Safe Places Young People Play Outdoors, March 2011

## Objective 7: Green and open spaces (GOS)

The Plan will make sure that:





- ✓ existing areas of green space within the parish are protected and their quality is improved.
- ✓ extra areas of green space are created within new developments and opportunities taken to create linkages between sites and address gaps in existing networks by the creation of new rights of way.
- ✓ new accessible green space should at least meet or exceed Shropshire Council's standards for green and play spaces and allotments.

### Green and open spaces: Our policies

- Policy GOS1** Built development will not be permitted on the green and open spaces as shown on the Much Wenlock Town Map.
- Policy GOS2** New development will include or contribute to the provision of recreational open space in line with standards set out by Shropshire Council.
- Policy GOS3** New housing and employment developments will be expected to establish publicly accessible links from development sites to the wider footpath network and green spaces wherever possible.

### Sustainability

These policies aim to contribute to sustainable development by:

-  Promoting safer communities.
-  Creating active and healthier communities for all.
-  Promoting community participation in a diverse range of sporting, recreational and cultural activities.
-  Protecting and enhancing the range and populations of species and the quality and extent of wildlife habitats.

### Green and open spaces: Our reasons for these policies

Open space, including gardens, allotments, recreational space, open fields, woodlands and pathways are important to us all. Natural and semi natural open space is highly valued by local residents not just for its recreational value but also for its landscape character, quiet enjoyment and biodiversity. Our policies aim to support and add weight to the policies contained in the Core Strategy by designating sites as Local Green Space to safeguard them and protect them from inappropriate development.

Currently, the only sites afforded protection are Hunter's Gate and the Railway Walks which are designated as Open Space under the Open Spaces Act. The Railway

Walk has the additional new designation of a QE2 field which means that it must remain a public open space in perpetuity. Additionally it is considered that the Gaskell Fields, Windmill Hill, the Holy Trinity Church Green and land at Southfield Road and Havelock Crescent meet the relevant criteria under NPPF guidance for special protection under the designation of Local Green Space (See Bridgnorth District Council Landscape Sensitivity Study page 216).

Despite the rural setting of the settlements of Much Wenlock, Homer and Bourton, the parish is not well served by play provision. A quantitative shortfall of play provision has been identified in Much Wenlock (See Shropshire Council PPG17 Study) and Policy GOS2 seeks to address this. Where developers are not able to make provision for play provision on site, financial contributions to off-site play space may be used to meet local needs, with priority given to additional provision to the south of the town. The Neighbourhood Plan endorses Shropshire Council's Open Space Interim Planning Guidance and is keen to make sure that our children have access to high quality outdoor play.

Many miles of footpaths and bridleways criss-cross the parish and are enjoyed by local residents and visitors alike. Much Wenlock now has 'Walkers are Welcome' status and the Plan aims to take opportunities to integrate any new developments with the existing rights of way network and enhance existing provision by creating new links wherever possible, particularly where there is potential to improve links to the recreational route network on Wenlock Edge and to make better use of the former railway line as a green route. Policy GOS3 supports the Core Strategy Policy CS6 which seeks to ensure that, *'All new developments will be required to make provision for footpaths and cycle-paths which should be, where possible linked to the existing network of cycle-paths and footpaths.'* In line with the Much Wenlock Place Plan, developer contributions may be used to deliver parts of the green infrastructure network, bearing in mind the benefits that will accrue to new residents, existing residents and wildlife.

## **Relevant Strategic Policies**

### **National Planning Policy Framework (NPPF)**

NPPF 4: Promoting sustainable transport

NPPF 7: Requiring good design

NPPF 8: Promoting healthy communities

### **Shropshire Core Strategy**

CS6: Sustainable design

CS7: Communications and transport

CS16: Tourism, Culture and Leisure

CS17: Environmental networks

### **Supplementary Planning Documents (SPDs) and other documents**

Sustainable Design SPD, Part 1. July 2011

Developer Contributions SPD. July 2011 LDF Implementation Plan and Local Investment Plan Much Wenlock and Surrounding Area Place Plan 2012 -2013

Shropshire Council PPG17 Study, Open Space Interim Planning Guidance Jan. 2012



## Objective 8: The local landscape and wildlife (LL)




The Plan will encourage sympathetic management of the countryside and natural outdoor environment in and around the parish to enhance the quality of the landscape, improve local biodiversity and provide other benefits to the community's quality of life.

### The local landscape and wildlife: Our policies

- Policy LL1** Proposals for the restoration and the implementation of aftercare proposal for former quarries will be permitted where they deliver restoration for wildlife, biodiversity and public access and are consistent with other Plan policies. In particular proposals for biodiversity restoration combined with commercial/leisure use and public access will be permitted at the Lea North/Hayes/Coales quarry complex and at the Shadwell quarry.
- Policy LL2** New industrial and commercial uses will not be supported at Lilleshall, Westwood and Farley quarries as shown Plan Maps 4-6 respectively.
- Policy LL3** The Plan will expect developments to retain features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.
- Policy LL4** Flood attenuation ponds and new areas of recreational green space required as part of new developments will be expected to be designed to encourage nature conservation and biodiversity.

### Sustainability

These policies aim to contribute to sustainable development by:

-  Protecting and enhancing the range and populations of species and the quality and extent of wildlife habitats.
-  Ensuring the efficient use of land and material resources.
-  Maintaining important hedgerows, trees and woodland so that natural features are protected for their landscape and wildlife benefits.

## **The local landscape and wildlife: Reasons for our policies**

Much Wenlock, Homer and Bourton lie in a beautiful landscape, rich in wildlife. The Plan area is partially within the Shropshire Hills AONB, of which Wenlock Edge is a key feature. The landscape character and its distinctive flora and fauna are founded on limestone, the importance of which is recognised by the designation of a Local Geological Site and several SSSIs. The Plan's policies aim to protect and enhance our unique environment and to improve its biodiversity.

The Plan offers special protection from re-use to older disused small quarry workings where no commercial activity has taken place for more than 15 years and Lilleshall, Westwood and Farley quarries (see Plans 4 to 6) because of the richness of their habitats. (See Evidence for proposals relating to former quarries on Much Wenlock Neighbourhood Plan website). The aim is to improve and enhance local biodiversity, and encourage improved access to allow more local people and visitors to enjoy the unique landscape and natural environment of Wenlock Edge. This biodiversity reflects the length of time since these quarries were last worked and the natural regeneration already underway. Elsewhere, there may well be opportunities for re-use for employment uses alongside restoration (See Policy EJ6) and the Plan endorses the Core Strategy approach.

It is recognised that measures to reduce flood risks can also benefit wildlife and we aim to make creative use of opportunities to support wildlife conservation wherever possible.

### **Relevant Strategic Policies**

#### **National Planning Policy Framework (NPPF)**

NPPF 11: Conserving and enhancing the natural environment

#### **Shropshire Core Strategy**

CS6: Sustainable design

CS17: Environmental networks

CS20: Strategic Planning for Minerals

#### **Other relevant documents**

Shropshire Hills AONB Management Plan

## Objective 9: Sustainability and climate change (SCC)

The Plan will encourage moves towards a low-carbon economy which includes local food production, high standards of energy conservation and the use of renewable energy through:

- ✓ the application of higher energy standards in new houses.
- ✓ supporting small scale proposals for hydro-electricity, solar energy, anaerobic digestion, biomass and wood fuel products where appropriate and encouraging their use in the local community.
- ✓ encouraging the use of land within the parish to support food production that meets the needs of local people and markets.

### Sustainability and climate change: Our policies




**Policy SCC1** With the exception of the conversion of listed buildings, development proposals will be expected to have a minimum energy efficiency standard equivalent to Level 4 of the Code for Sustainable Homes.

**Policy SCC2** Proposals for individual and community scale energy from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria:

- the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and
- the proposed development does not create an unacceptable impact on the amenities of local residents; and
- the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.

### Sustainability

These policies aim to contribute to sustainable development by:

-  Reducing Shropshire's contribution to climate change
-  Adapting to the impacts of climate change
-  Protecting and improving Shropshire's water and air quality

## **Sustainability and climate change: Reasons for our policies**

The community expressed strong support for action to address climate change and were positive about finding ways to achieve sustainable development locally. For these reasons, sustainability considerations thread through the Plan and underpin all its policies. The Plan strongly aligns with and supports Shropshire's Core Strategy Vision to be a recognised leader in responding to climate change.

To play its part in moving towards a low carbon future in a changing climate, the community strongly backs improvements to energy efficiency. While supportive of alternative energy generation, residents are opposed to wind power in this location and consider that other alternative energy sources are more appropriate in this location. The Neighbourhood Plan endorses the approach to wind turbines taken in the Shropshire Hills AONB 2009-2014 Management Plan (Policy 35.)

### **Relevant Strategic Policies**

#### **National Planning Policy Framework (NPPF)**

NPPF 10: Meeting the challenge of climate change, flooding and coastal change

#### **Shropshire Core Strategy**

CS6: Sustainable design

CS8: Facilities, service and infrastructure provision

CS13: Economic Development, Enterprise and Employment

#### **Other relevant documents**

Shropshire Hills AONB Management Plan

## **Appendix 1: Demonstrating Viability**

### **Viability: Community facilities**

The release of any community facilities to other uses must be fully justified in terms of their contribution and viability. Shropshire Council will require any application involving the loss of a facility to be supported by written evidence that the facility is no longer needed and/or no longer viable.

The level of evidence required to be submitted will vary according to the level of access to alternative facilities in the area and the extent to which the facility contributes towards sustainable communities, but would be expected to include such evidence as:

- The current and projected patterns of community use;
- The nature and condition of the building and the cost of repairs, renovations or improvements needed to allow the facility to continue in operation;
- The extent of the local catchment including the location of the premises in relation to the local settlement pattern and accessibility;
- The nature and location of comparable facilities;
- The potential to relocate the use into other premises in the community;
- Evidence of the marketing of a site should include sales literature, details of approaches and details of offers and show that it has been offered as a whole and that parts have not been identified for separate sale;
- Evidence that the local community has been notified of the intention to close the facility and has not, within a period of one year come forward with a realistic proposal to assume operation of the facility, including proposals to finance and operate the facility.

The importance of particular facilities will vary, and it is essential that the community is involved in considering the merits of any facility and the suitability of any proposals for alternative forms of community use should their continued viability of operation be in doubt. Applicants proposing to redevelop or convert facilities valued by the community will be expected to consult local communities about the relative importance of the facilities which could be lost.

Not all facilities satisfactorily meet the needs of local communities, and it may be that combining or rationalising facilities might be more appropriate.

Support will be given to the provision of new facilities where these will enhance the sustainability of community life and will meet the needs of an existing or growing and changing population.

### **Viability of employment sites and retail premises: Evidencing non-viability**

It is important that the potential for all employment uses are considered on the site before planning applications are made for non-employment uses. Where a business is coming to the end of its economic life or has ceased trading altogether, applicants will be expected to submit a Viability Statement as part of the planning application. The Viability Statement should provide proof of marketing and demonstrate that there is no realistic prospect of retaining or re-using the site in its current use. The viability case will be considered along with other policy considerations. Proof of marketing should include all of the following criteria:

- i. The land/premises has/have been widely marketed through an agent or surveyor at a price that reflects its current market or rental value for employment purposes, and no reasonable offer has been refused. The period of marketing should be 18 months for commercial / industrial, 6 months for retail.
- ii. The land/premises has been regularly advertised in the local press and regional press, property press, specialist trade papers and any free papers covering relevant areas. This should initially be weekly advertising for the first month, followed by monthly advertising for the remainder of the marketing period. Advertisements should be targeted at the appropriate target audience.
- iii. The land/premises has been continuously included on the agent's website, the agent's own papers and lists of commercial/business premises for the marketing period.
- iv. There has been an agent's advertisement board on each site frontage to the highway throughout the marketing period.
- v. Evidence that local property agents, specialist commercial agents and local businesses have been contacted and sent mail shots or hard copies of particulars to explore whether they can make use of the premises.

The Viability Statement should also detail the following information:

- i. Details of current occupation of the buildings and where this function would be relocated;
- ii. Details as to why the site location makes it unsuitable for existing uses.
- iii. Any physical constraints making the site difficult to accommodate existing uses;
- iv. Environmental considerations/amenity issues; and
- v. Consideration, firstly, for a mixed-use scheme involving the existing use and other compatible uses, secondly, for other employment generating uses such as those relating to tourism, leisure, retail and residential institutions and, thirdly, of the viability of providing affordable housing on the site, which could meet a specific local need, before consideration of market housing.

In certain cases, for example, where a significant departure from policy is proposed, the Council may seek to independently verify the Viability Statement, and the applicant will be required to bear the cost of independent verification.

## **Appendix 2: Deliverability and Viability of Employment Land in relation to Core Strategy Policy CS14: Managed Release of Employment Land**

Through its Core Strategy (CS14) Shropshire Council is required to identify 290 hectares of land for employment development across the whole of Shropshire from 2006 to 2026. In the East Spatial Zone, within which Much Wenlock falls, an employment target in a range of 30–40 hectares has been identified. This is expected to deliver sufficient employment development to proportionately support the proposed housing target (3,025 – 3,850 dwellings) for the Zone. Market Towns and Key Centres are expected to take the majority of this new land.

Much Wenlock is defined in the Core Strategy as a Key Centre which has a local economy firmly based on service industries due to its rural location and the tourism appeal of its heritage assets. The principal strategic objective for planning the local economy of Much Wenlock is to balance local employment opportunities with housing development to meet local need. The purpose of this strategy is to manage the significant inward development pressure on the town, to diversify and strengthen the local economy and to ensure Much Wenlock does not simply become a commuting settlement.

Much Wenlock has had a relatively low level of Class B employment development (0.25 hectares) from 1998 to 2008 reflecting the predominance of service industries in the town. Of this employment development, there has been one key development of 0.13 hectares off Stretton Road and currently there are no existing permissions for Class B employment development in the town. There is a perceived need for new employment land to meet the needs of local companies wishing to expand or for new companies wishing to move into the area. There is currently no serviced employment land available for this purpose.

The former Bridgnorth Local Plan allocated land for employment development off Stretton Road to support the local economy. This support was needed as employment in quarrying declined and to reduce the dependence in the town on out commuting for employment. This employment allocation has remained undeveloped throughout the last 4 years but is subject to drainage constraints and requires a flood risk assessment. Much Wenlock would appear to require some diversification of its service based economy and some assistance to facilitate development in suitable location(s) in the town.

In terms of viability, most of the employment sites in Shropshire have been provided by the public sector with subsidy as development costs are greater than serviced land values.

Whilst sites may be advertised developers/promoters cannot make them stack up. To date there has been no interest in the site at Stretton Rd which was advertised as employment land for sale by Wenlock Estates. Subsequently, the Business and Enterprise Service of Shropshire Council purchased the site with funds from the Economic Development Capital programme for use as a temporary overspill car park (for 2 years) to serve visitors generated from Wenlock's Olympic connections. This



was on the basis that the site had been allocated as an employment site and would be required in future.

Shropshire Council will market the site as it has had some interest as a development plot but failing interest will look to provide infrastructure however this is dependent upon for securing funds from the capital programme which is likely to be severely constrained. The Council would expect, however, to carry this out within the next 5 years.

Accordingly a 0.72ha site for employment (EMP 1) at Stretton Road has been allocated and is deemed deliverable and viable.

### **Prediction of future Employment Development**

The prediction of future employment needs is firstly based on a simple formula for balancing the level of housing development across the whole Spatial Zone. However, the primary factors for distributing land for employment development are the capacity of settlements to accommodate employment uses, the availability of suitable land and the current or potential market demand for land for employment development.

In Much Wenlock, these factors would suggest that the current allocation of 0.72 hectares off Stretton Road may satisfy the needs of Much Wenlock, at least for the first 5 years of the Core Strategy, if the current constraints on the site are resolved. The key functions, layout and character of Much Wenlock town would also suggest that Stretton Road is a suitable location for Class B development to achieve the primary purpose of diversifying and strengthening the local economy.

### **Appendix 3: Definition of minor development**

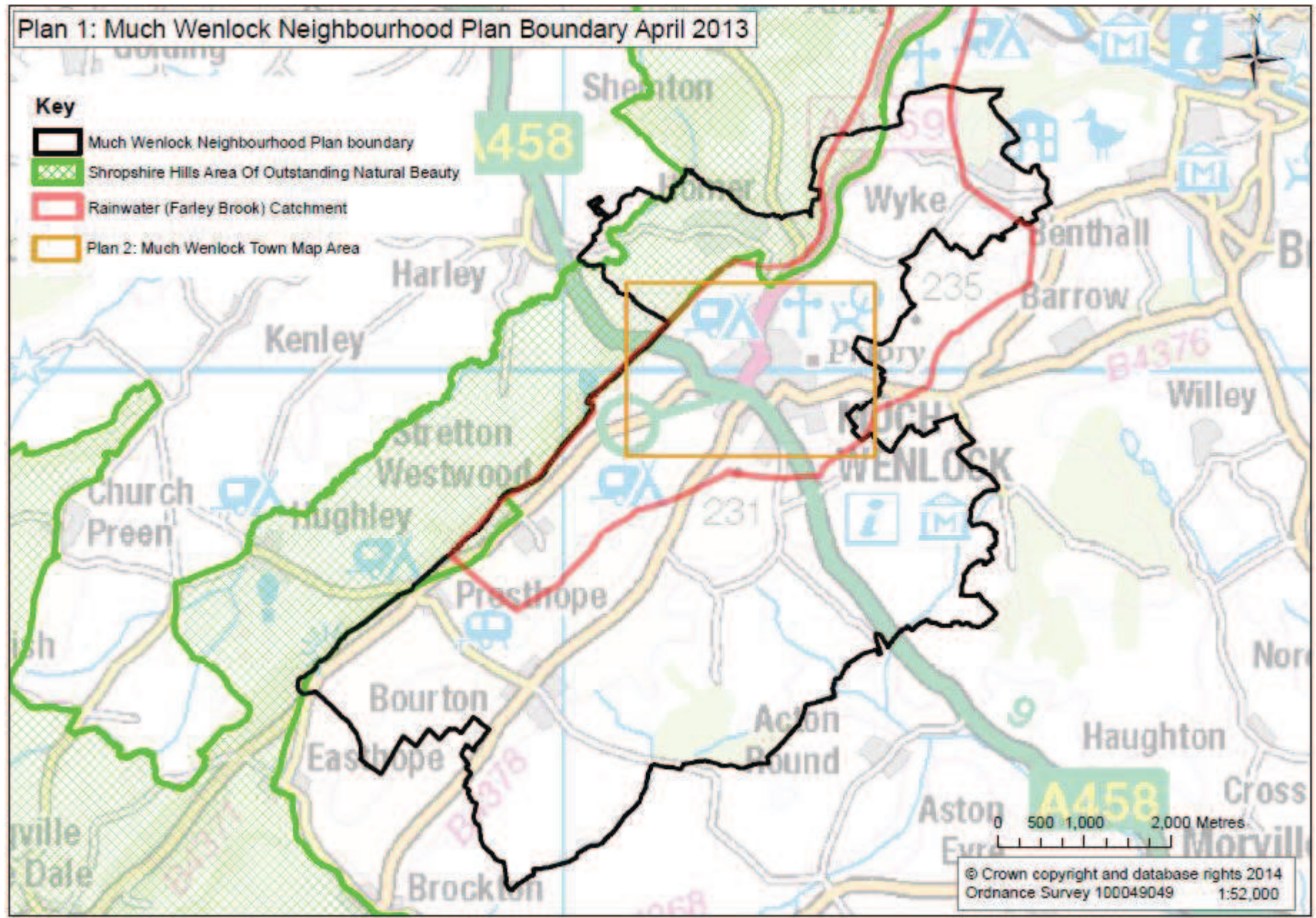
Minor non-residential extensions: Industrial/Commercial/Leisure etc. extensions with a footprint less than 250 m<sup>2</sup>. Alterations: development that does not increase the size of buildings e.g. alterations to external appearance. 'Householder' development: e.g. sheds, garages, games rooms etc. within the curtilage of the existing dwelling in addition to physical extensions to the existing dwelling itself.

This definition **excludes** any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.

Plan 1: Much Wenlock Neighbourhood Plan Boundary April 2013

Key

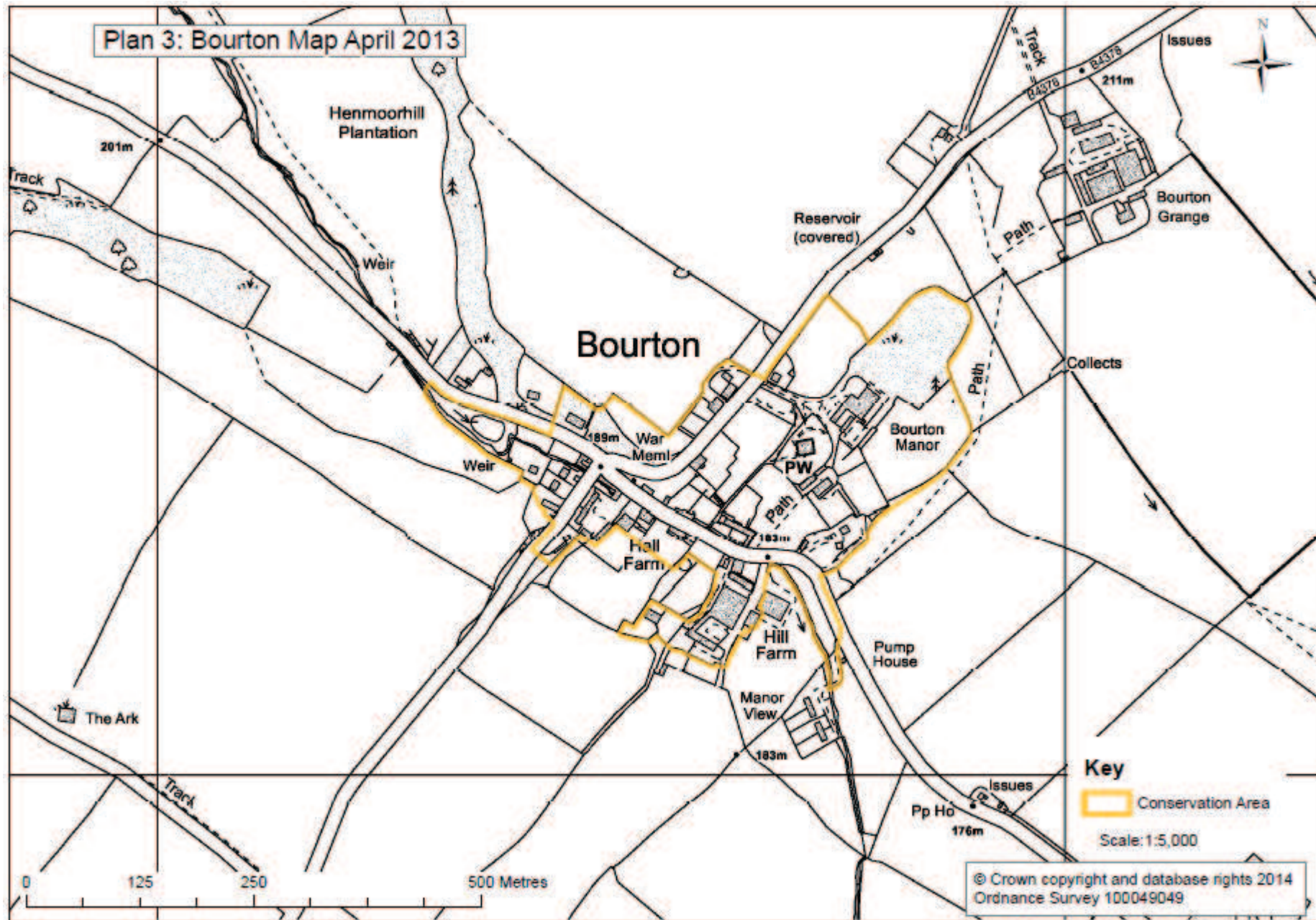
-  Much Wenlock Neighbourhood Plan boundary
-  Shropshire Hills Area Of Outstanding Natural Beauty
-  Rainwater (Farley Brook) Catchment
-  Plan 2: Much Wenlock Town Map Area



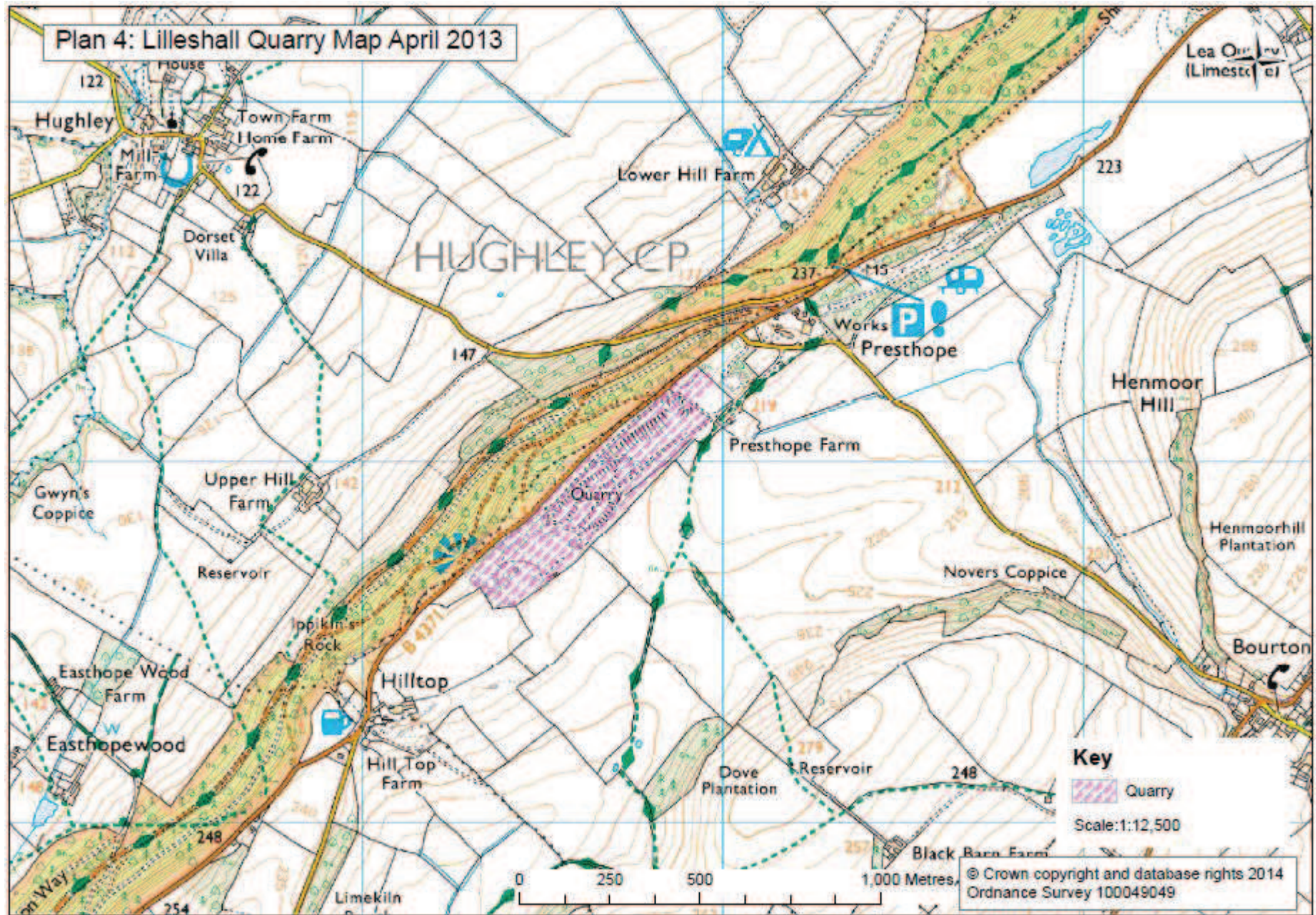




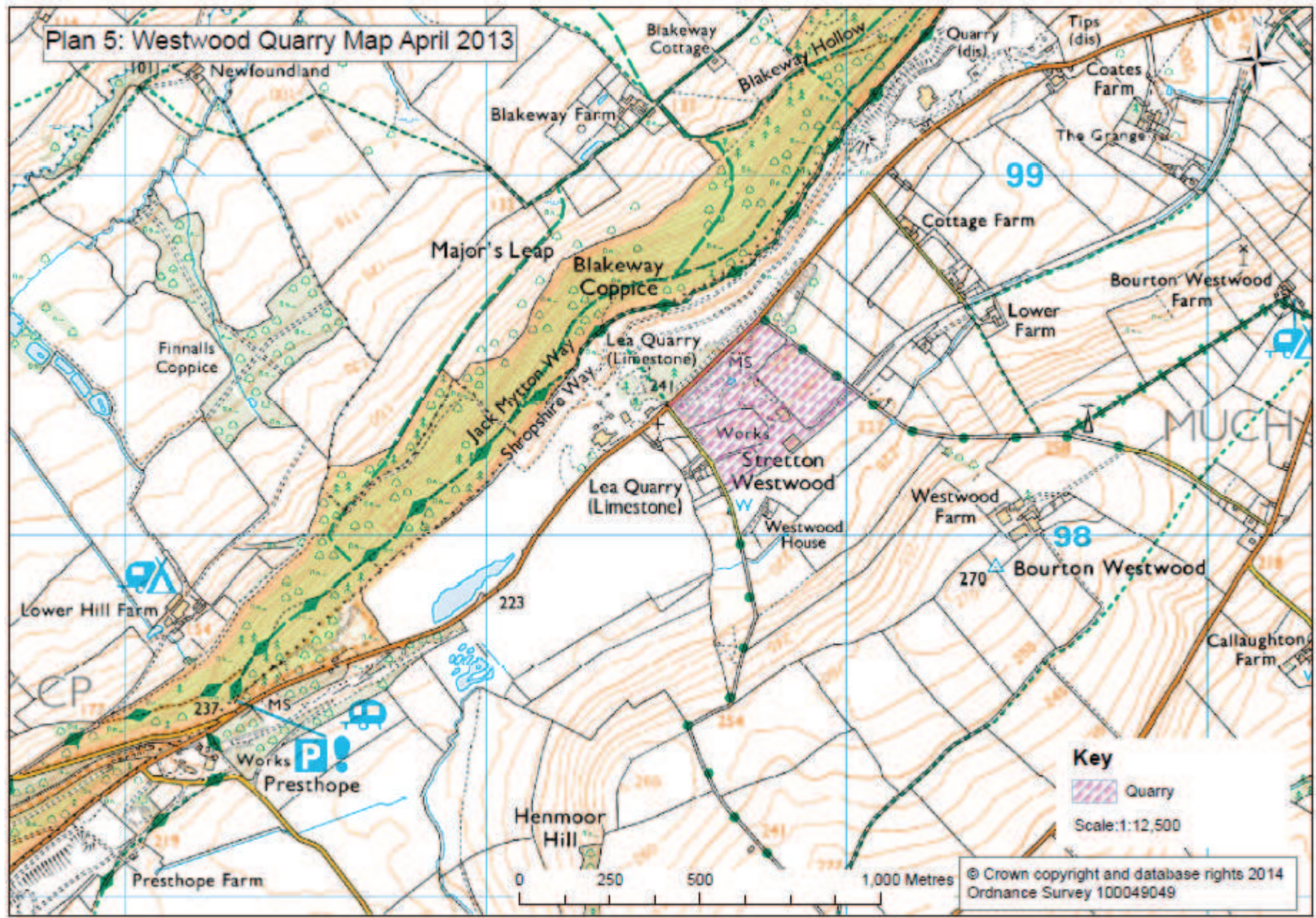




















Committee and date

Council

17 July 2014

10.00am

Item No

**22**

Public

## **SITE ALLOCATIONS AND MANAGEMENT OF DEVELOPMENT (SAMDEV) PLAN: SUBMISSION**

**Responsible Officer** Andy Evans

Email: Andrew.M.Evans@shropshire.gov.uk Telephone: (01743) 252503

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### **1. Summary**

The purpose of this report is to present a summary of the representations received following publication of the 'Pre-Submission' or 'Final Plan' version of the Site Allocations and Management of Development (SAMDev) Plan during March and April and to seek the Council's formal approval for the submission of the draft Plan and other supporting documents (see Appendices A-G via web-links, on-line or via hard copy in the Member's Library), including a schedule of proposed changes to the Plan. Subject to Council's approval the Plan and relevant supporting documents will be formally submitted to the Secretary of State for Examination by the end of July.

### **2. Recommendations**

- A. That Council approves the submission of the draft Plan (Appendices A & B) as a 'sound' document for formal submission to the Secretary of State for Examination;
- B. That Council endorses the submission of the supporting documents attached as Appendices C to G, and delegates authority to the Head of Economic Growth and Prosperity in consultation with the Portfolio Holder for Planning, Housing and Commissioning (Central) to approve the final version of these supporting documents to take account of the need for any minor editorial corrections prior to submission;

## **Report**

### **3. Risk Assessment and Opportunities Appraisal**

- 3.1 The Site Allocations and Development Management (SAMDev) Plan sets out proposals for the use of land and policies to guide future development in order to help to deliver the vision and objectives of the Core Strategy for the period up to 2026.

- 3.2 The SAMDev Plan supports the Council's commitment to sustainability and will make a positive contribution to living conditions under Article 8 of the Human Rights Act by identifying the Council's preferred sites and detailed policies to deliver sustainable development across Shropshire. The amount of development required to meet objectively assessed need in Shropshire until 2026 is established by the Core Strategy, but has been re-affirmed in light of more recent evidence. The SAMDev Plan allocates sites for housing, employment land, waste management facilities, and sites for the future working of sand and gravel consistent with national policy and Core Strategy requirements. The SAMDev Plan also sets out 17 further detailed policies for the management of new development across Shropshire.
- 3.3 The 'Pre-Submission' or 'Final' Plan was approved by Cabinet on 19<sup>th</sup> February 2014 and by Council on 27<sup>th</sup> February 2014 and was published for a 6 week period between 17 March 2014 and 28 April 2014, consistent with statutory requirements. The Plan was published to allow interested parties to make representations regarding the 'soundness' of the Plan, in particular whether they consider that it is:
- i. **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
  - ii. **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
  - iii. **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
  - iv. **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- 3.4 A Statement of Consultation, which describes and summarises the consultation on the SAMDev Plan from 2010 up to the publication of the Final Plan publication document in March 2014 is provided in Appendix F. The informal LDF Member Group has met twice to consider the representations on 23<sup>rd</sup> May and proposed responses on 18<sup>th</sup> June. Members of the group consider that the Plan is 'sound' and endorsed the intention to formally submit the Plan and supporting documents to the Secretary of State in July.
- 3.5 A total of 475 representations were received from 281 respondents. A summary of the key issues and proposed responses is provided at Appendix C, whilst Appendix D is a schedule showing how the Council proposes to respond to all of the representations received. Key concerns include the perception that the Plan is based on an out of date housing target and should provide for a higher level of housing growth, together with the process by which community hubs and clusters have been identified and assessed. However, officers are confident that that the housing requirement is appropriate having regard to the latest evidence and consider that the approach to the rural areas is consistent with localism principles espoused by NPPF. Other concerns relate to the need to make appropriate provision for the gypsy and traveller community, the assessment of impacts on the historic environment and the adequacy of

evidence regarding impacts on water resources. Following further work and discussion with objectors, it is clear that many of these issues can be resolved and officers are confident that any unresolved issues will not undermine the soundness of the Plan.

- 3.6 The Town and Country Planning (Local Planning) (England) Regulations 2012 stipulate that Local Planning Authorities must analyse the representations received and produce a list of key issues for the Planning Inspector and how the Council wishes to react to them (proposed changes). The Plan and maps which the Council is formally submitting (Appendices A and B) therefore remain unchanged from those previously approved by Cabinet and Council in February, but are accompanied by an analysis of representations (Appendices C and D) and a Schedule of Proposed Changes (shown at Appendix E). Whilst proposed changes should normally relate to issues raised in the representations recently received, some changes are proposed in response to updated evidence or changing guidance and are intended to clarify and improve the Plan.
- 3.7 In order to prepare the SAMDev document, both policies and proposed allocations have been the subject of a Sustainability Appraisal and where appropriate a Habitats Regulation Assessment. The Council set up and consulted on sustainability objectives at previous stages against which to evaluate the various options and policy directions. At this stage it is the policies and sites themselves which have been subject to appraisal. The outcome of this work is set out in the Sustainability Appraisal Report (attached as Appendix G).
- 3.8 In light of the above, officers consider that the plan is 'sound' and can be formally submitted to the Secretary of State.

#### **4. Financial Implications**

- 4.1 In order to ensure effective use of the Council's resources and to reduce bureaucracy and simplify the planning system the number of policies has been significantly reduced from previous Local and Structure Plans and once adopted SAMDev will provide a consistent framework across Shropshire thereby reducing the potential for appeals and cutting admin costs on all sides. As ever E-communication has proven critical and will be further encouraged wherever possible; to reduce printing and distribution costs whilst reducing time spent collating and analysing paper responses.

#### **5. Background**

- 5.1 The draft SAMDev Plan will support local growth by giving greater certainty for investment in local development and infrastructure as identified in the Place Plans and through a policy framework that supports sustainable development in communities.
- 5.2 One of the critical drivers for the completion of the SAMDev Plan is to ensure the supply of housing land to satisfy NPPF requirements, including for the first five years. As Members will be aware, if the Council is unable to demonstrate a 5 years' housing land supply, its policies for the supply of housing are not considered to be up-to-date and the NPPF's presumption in favour of sustainable development has added weight as a material consideration in the

determination of planning applications. As an emerging Plan, the SAMDev Plan will gain weight on submission to the Secretary of State, as submission is an advanced stage in its preparation, but the weight still depends on the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF. The Council will be setting out in its submission documents the planned supply for Years 1-5, 6-10, and 11+, and will also be re-calculating the 5 years supply for development management purposes, having regard to SAMDev Plan sites on which there are no unresolved objections, or have been committed by the granting of planning permission, and to other sources of supply, in accordance with the national Planning Practice Guidance. Timely submission and progress towards adoption of the Plan is, therefore, important in this context.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

- Report to Cabinet 24<sup>th</sup> February 2010 on consultation documents for the Issues & Options stage SAMDev Plan;
- Report to Cabinet 19<sup>th</sup> October 2011 on SAMDev Preferred Options – Policy Directions;
- Report to Cabinet 7<sup>th</sup> March 2012 SAMDev Preferred Options Settlement Strategies and Draft Site Allocations;
- Report to Cabinet 16<sup>th</sup> January 2013 SAMDev draft Development Management Policies;
- Report to Cabinet 26<sup>th</sup> June 2013 SAMDev Revised Preferred Options stage;
- Report to Cabinet 19<sup>th</sup> February 2014: Proposed Submission stage;
- Report to Council 27<sup>th</sup> February 2014: Proposed Submission stage;
- Adopted Shropshire Core Strategy March 2011

**Cabinet Member**

Malcolm Price

**Local Member**

All

**APPENDICES**

**Appendices A – B available via web links below:**

Appendix A:	Proposed Submission SAMDev Plan: <a href="http://new.shropshire.gov.uk/media1/1022/samdev-pre-submission-draft-plan.pdf">http://new.shropshire.gov.uk/media1/1022/samdev-pre-submission-draft-plan.pdf</a>
Appendix Bi:	<b>Proposals Map</b> (Submission Policies map): <a href="http://new.shropshire.gov.uk/media1/1026/policies-map-shropshire-wide.pdf">http://new.shropshire.gov.uk/media1/1026/policies-map-shropshire-wide.pdf</a>
Appendix Bii:	<b>Albrighton</b> Place Plan area inset map: <a href="http://new.shropshire.gov.uk/media1/1031/policy-maps-s1-albrighton-area-insets.pdf">http://new.shropshire.gov.uk/media1/1031/policy-maps-s1-albrighton-area-insets.pdf</a>
Appendix Biii:	<b>Bishops Castle</b> Place Plan area inset maps: <a href="http://new.shropshire.gov.uk/media1/1036/policy-maps-s2-bishops-castle-area-insets.pdf">http://new.shropshire.gov.uk/media1/1036/policy-maps-s2-bishops-castle-area-insets.pdf</a>
Appendix Biv:	<b>Bridgnorth</b> Place Plan area inset maps: <a href="http://new.shropshire.gov.uk/media1/1038/policy-maps-s3-bridgnorth-area-insets.pdf">http://new.shropshire.gov.uk/media1/1038/policy-maps-s3-bridgnorth-area-insets.pdf</a>
Appendix Bv:	<b>Broseley</b> Place Plan area inset maps:

Appendix Bvi:	<a href="http://new.shropshire.gov.uk/media1/1037/policy-maps-s4-broseley-area-insets.pdf">http://new.shropshire.gov.uk/media1/1037/policy-maps-s4-broseley-area-insets.pdf</a> <b>Church Stretton Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1041/policy-maps-s5-church-stretton-area-insets.pdf">http://new.shropshire.gov.uk/media1/1041/policy-maps-s5-church-stretton-area-insets.pdf</a>
Appendix Bvii:	<b>Cleobury Mortimer Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1039/policy-maps-s6-cleobury-mortimer-area-insets.pdf">http://new.shropshire.gov.uk/media1/1039/policy-maps-s6-cleobury-mortimer-area-insets.pdf</a>
Appendix Bviii:	<b>Craven Arms Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1040/policy-maps-s7-craven-arms-area-insets.pdf">http://new.shropshire.gov.uk/media1/1040/policy-maps-s7-craven-arms-area-insets.pdf</a>
Appendix Bix:	<b>Ellesmere Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1043/policy-maps-s8-ellesmere-area-insets.pdf">http://new.shropshire.gov.uk/media1/1043/policy-maps-s8-ellesmere-area-insets.pdf</a>
Appendix Bx:	<b>Highley Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1042/policy-maps-s9-highley-area-insets.pdf">http://new.shropshire.gov.uk/media1/1042/policy-maps-s9-highley-area-insets.pdf</a>
Appendix Bxi:	<b>Ludlow Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1044/policy-maps-s10-ludlow-area-insets.pdf">http://new.shropshire.gov.uk/media1/1044/policy-maps-s10-ludlow-area-insets.pdf</a>
Appendix Bxii:	<b>Market Drayton Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1045/policy-maps-s11-market-drayton-area-insets.pdf">http://new.shropshire.gov.uk/media1/1045/policy-maps-s11-market-drayton-area-insets.pdf</a>
Appendix Bxiii:	<b>Minsterley and Pontesbury Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1028/policy-maps-s12-minsterley-and-pontesbury-area-insets.pdf">http://new.shropshire.gov.uk/media1/1028/policy-maps-s12-minsterley-and-pontesbury-area-insets.pdf</a>
Appendix Bxiv:	<b>Much Wenlock Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1030/policy-maps-s13-much-wenlock-area-insets.pdf">http://new.shropshire.gov.uk/media1/1030/policy-maps-s13-much-wenlock-area-insets.pdf</a>
Appendix Bxv:	<b>Oswestry Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1033/policy-maps-s14-oswestry-area-insets.pdf">http://new.shropshire.gov.uk/media1/1033/policy-maps-s14-oswestry-area-insets.pdf</a>
Appendix Bxvi:	<b>Shifnal Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1027/policy-maps-s15-shifnal-area-insets.pdf">http://new.shropshire.gov.uk/media1/1027/policy-maps-s15-shifnal-area-insets.pdf</a>
Appendix Bxvii:	<b>Shrewsbury Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1035/policy-maps-s16-shrewsbury-area-insets.pdf">http://new.shropshire.gov.uk/media1/1035/policy-maps-s16-shrewsbury-area-insets.pdf</a> and <a href="http://new.shropshire.gov.uk/media1/1029/policy-maps-s16-shrewsbury-town-inset-map.pdf">http://new.shropshire.gov.uk/media1/1029/policy-maps-s16-shrewsbury-town-inset-map.pdf</a>
Appendix Bxviii:	<b>Wem Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1032/policy-maps-s17-wem-area-insets.pdf">http://new.shropshire.gov.uk/media1/1032/policy-maps-s17-wem-area-insets.pdf</a>
Appendix Bxix:	<b>Whitchurch Place Plan area inset maps:</b> <a href="http://new.shropshire.gov.uk/media1/1034/policy-maps-s18-whitchurch-area-insets.pdf">http://new.shropshire.gov.uk/media1/1034/policy-maps-s18-whitchurch-area-insets.pdf</a>

**Appendices C – G available either on-line or a hard copy has been placed in the Members Library:**

Appendix C:	Summary of Key Issues raised and Proposed Responses (NB. A paper copy can be inspected by contacting the Members' Secretariat);
Appendix D:	Schedule of all the issues raised by representations and the Council's proposed response. (NB. A paper copy can be inspected by contacting the Members' Secretariat);
Appendix E:	Schedule of Proposed Changes (NB. A paper copy can be inspected by contacting the Members' Secretariat);
Appendix F:	Consultation Statement (NB. A paper copy can be inspected by contacting the Members' Secretariat);
Appendix G:	Sustainability Appraisal (NB. A paper copy can be inspected by contacting the Members' Secretariat);

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## MD1- Scale & Distribution of Development

### Key Issues & SC Response:

1. **Housing requirement/meeting the full, objectively assessed housing needs/need for an early review/extend Plan period to provide for 15 years housing land supply;**
2. **Sufficiency of provision overall and in particular areas/spatial zones/towns/key centres and other settlements/the rural areas to meet the housing requirements of the Core Strategy/more development should be allocated to areas of higher demand/consistency with Core Strategy policies/lack of evidence to demonstrate that step change in housing delivery will be achieved;**
3. **Over-reliance on windfall development/more sites should be allocated;**
4. **Insufficient evidence/justification/consideration of alternatives regarding the scale and distribution of development between the market towns and key centres/localism;**
5. **Approach to the rural areas/identification of Community Hubs and Community Cluster Settlements/localism/sustainable development;**
6. **Housing guidelines for settlements are too restrictive/should be minimum requirements.**

### Summary of Key Issues:

1. **Housing requirement/meeting the full, objectively assessed housing needs/need for an early review/extend Plan period to provide for 15 years housing land supply:** A number of representations (including 032,137, 226 and 266) consider that the Core Strategy housing requirement of 27,500 dwellings reflects the revoked RSS, is pre-NPPF, and is not based on the most up-to-date evidence, and so cannot be said to be meeting the full, objectively assessed needs for housing. CPRE (207) consider the housing target to be too high. A number of representations also question the extent to which the requirement has been reached in co-operation with neighbouring authorities (Duty to Co-operate).

**Response:** SHMA Update and March 2014 Technical Background Paper, in combination with additional work following publication of 2014 ONS population projections (set out in a Housing Needs Technical Background Paper) show that the Plan housing requirement is appropriate. CLG 2014 household projections are awaited, at which time further assessments can be undertaken. It is recognised that an early review will be needed in order to extend the Plan period. The national Planning Practice Guidance states that Local Plans can pass the test of soundness where local planning authorities have not been able to identify sites or broad locations for growth in years 11-15. No changes proposed.

2. **Sufficiency of provision overall and in particular areas/spatial zones/towns/key centres and other settlements/the rural areas to meet the housing requirements of the Core Strategy/more development should be allocated to areas of higher demand/consistency with Core Strategy policies/lack of evidence to demonstrate that step change in housing delivery will be achieved:** A number of representations (including 213, 222, 223 and 224) question the sufficiency of the planned provision, often linked to promoting the allocation of additional sites in particular places. Settlement specific representations are considered under the appropriate settlement policies, but the broader issues are addressed under Policy MD1;

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**Response:** No changes proposed. The March 2014 Technical Background Paper, July 2014 Housing Delivery Technical Background Paper and SHLAA Update (2014) demonstrate that planned provision is sufficient to meet housing requirements and accords with spatial strategy of Core Strategy. Rationale for individual settlements included set out in March 2014 Technical Background Paper.

- 3. Over-reliance on windfall development/more sites should be allocated:** A number of representations (including 213, 222, 223 and 224) suggested that there was an over-reliance on windfall in some areas, particularly the north-east, and in the rural areas generally.

**Response:** No changes proposed. The SHLAA Update (2014) and Housing Delivery Technical Background Paper 2014 provide evidence on windfall sites and rates for the County, including the rural areas, demonstrating that the provision being allowed for from this source is appropriate.

- 4. Insufficient evidence/justification/consideration of alternatives regarding the scale and distribution of development between the market towns and key centres/localism:** A number of representations consider that the approach to the determination of the scale and distribution of development in relation to the towns has not been sufficiently robust, and/or the proposals for specific towns, are not appropriate.

**Response:** No changes proposed. Rationale for individual settlements included set out in March 2014 Technical Background Paper. Approach to towns/key centres has been driven by need to meet strategic housing requirements in the context of Policies CS1 and CS3, informed by the evolving evidence base and consultation responses. Settlement specific representations are considered under the appropriate settlement policies.

- 5. Approach to the rural areas/identification of Community Hubs and Community Cluster Settlements/localism/sustainable development:** A number of representations (including 213, 222, 223 and 224) questioned the soundness of the approach taken by the Council and, in particular, the reliance on the views of Parish Councils/Meetings in the identification of Community Hubs and Clusters and consideration of housing guidelines and policies. Some consider that this meant that the Plan has not properly assessed alternatives in those respects (as part of the sustainability appraisal of the Plan's policies) leading to a situation where the rural area does not become more sustainable, with development in some villages with no facilities and no open market development in some villages with good facilities.

**Response:** No changes proposed. Rationale for individual settlements included set out in March 2014 Technical Background Paper. Approach to rural areas is consistent with localism principles espoused by NPPF, even if it produces inconsistencies in comparison to traditional approach to determining scale and distribution of new development in the rural areas. The alternative of a 'non-localism' approach to the rural areas was considered in the preparation of the Core Strategy. Strenuous efforts were made by the Council to engage with rural communities, focussing on the Parish Councils/Meetings as the most local tier of local government and representatives of their communities. Non-identification as a Community Hub or Cluster settlement does not mean no development can take place, and Policy MD1 provides guidance on the process for additional communities to opt in at a later date. Settlement specific representations are considered under the appropriate settlement policies.



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6. **Housing guidelines for settlements are too restrictive/should be minimum requirements:** A number of representations (including 248) have raised issues regarding the housing guidelines proposed for settlements, partly linked to concerns about the delivery of the overall housing requirements.

**Response:** See response under Policy MD3, where changes are proposed. However, settlement housing figures are expressed as 'guidelines', with Policy MD3 providing further flexibility, setting out considerations for responding to both under and proposed over provision in settlements. The housing guideline whilst being a significant consideration is not the only one and, as set out in Policy MD3 and it is recognised that the NPPF presumption in favour of sustainable development applies in any event, with added relevance if the Council is unable to demonstrate a 5 years' supply.

## **MD2 – Sustainable Design**

### **Key issues & SC Response:**

1. **Information requirements and locally responsive design;**
2. **Guidance on sustainability;**
3. **Open space provision for non-residential development;**
4. **Impact on European protected sites in north Shropshire (Ellesmere, Wem and Whitchurch).**

1. **Information requirements and locally responsive design:** Concern is expressed about the level of information needed at planning application stage, including concerns that requirements for locally distinctive development are too prescriptive. The policy should include a criterion which recognises that viability is crucial to delivery and allows flexibility where development might otherwise become unviable, consistent with the requirements of national policy. There are concerns that the requirement to achieve 'local aspirations for design' in MD2(1) is too prescriptive and it is unclear how a developer should respond where such aspirations have not been published;

**Response:** A change is proposed to amend MD2(1) to require development to "respond positively" to local design aspirations wherever possible. Amend the last sentence of paragraph 4.7 for consistency. The preferred policy approach is designed to ensure that local design considerations are at least considered as part of the development management process, including respect for local aspirations 'wherever possible'. This does not imply undue prescription or represent an unrealistic aspiration. Paragraph 4.15 describes how the issue of viability is already addressed;

2. **Further guidance on sustainability:** There is concern that MD2 doesn't provide explicit detailing over the information required to show the sustainability of the proposal. There is an issue over whether this is a requirement over and above Design and Access Statements. It is felt further guidance is needed within the policy;

**Response:** No changes proposed. It is envisaged that applicants will incorporate their response to any local design guidance or locally distinctive or valued character as an integral part of any D&A statement, or where this is not required, any statement in support of their application. Further guidance regarding the amount and type of accompanying information will be provided in the update to the existing Sustainable Design SPD;

3. **Open space provision:** One respondent has expressed concern over the detailing of paragraph 4.13. There is an objection to open space provision for non-residential development in that the way it has been calculated applies only to residential

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development. It is felt that this is unjustified as the evidence is based on the needs of the resident population;

**Response:** A Change is Proposed to amend paragraph 4.13 to delete reference to the application of the 30sqm per person standard to non-residential development and replace with “For non-residential developments, open space provision should be design-led, informed by the character and context of the development proposed, together with any requirement identified in the relevant Place Plan and the environmental networks approach set out in Policy CS17 and the natural environment SPD.”

**4. Impact on European protected sites in north Shropshire (Ellesmere, Wem and Whitchurch).**

Natural England feel that the Plan and associated HRA do not adequately assess and protect Colemere, Fenns and Whixall’s Mosses and Brown Moss. They are concerned that development in the above Place Plan areas may result in increased visitor pressure at these European protected sites.

**Proposed change:** Amend **MD2(5)** to provide for the open space requirement to be increased and/or developer contributions required towards visitor management measures where development could have an adverse effect on the integrity of a European or nationally designated site through increases in visitor pressure.

**5. Natural England:** Recreational space may need to exceed the authority-wide standard of 30m<sup>2</sup> per person due to the need to mitigate increased recreational pressure on internationally designated sites.

**Proposed change:** A co-ordinated approach has been taken to addressing the issues raised by Natural England with respect to MD12 and to the recommendations arising from the SAMDev HRA. Further detail will be given in a Statement of Common Ground which will be prepared between Shropshire Council and Natural England. Consequent changes to Policy MD2 are:

**Insertions and deletions to point 5 of policy:**

Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including;

- i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and;
- ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, **recreation, formal or informal uses** ~~and recreation uses including semi-natural open space~~;
- iii. **where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point,**
- iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.

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**Insert to explanatory text after paragraph 4.13. Create new paragraphs 4.14 and 4.15 and re-number paragraphs as appropriate thereafter.**

4.13 Adequate open space is set at a minimum standard of 30sqm per person (equivalent to 3ha per 1,000 population). For residential developments, the number of future occupiers will be based on a standard of one person per bedroom. For non-residential developments, the number of future occupiers is based on estimated number of employees. For developments of 20 dwellings and more, the open space needs to comprise a functional area for play and recreation. This should be provided as a single recreational area, rather than a number of small pockets spread throughout the development site, in order to improve the overall quality and usability of the provision. On very large sites, it may be appropriate to divide the recreational open space into more than one area in order to provide accessible provision across the development. In such instances it is important that each recreational area is of a sufficient size to be functional;

**4.14 Whilst national policy protects internationally designated wildlife sites from development which would damage their special interests, planning proposals may still lead to indirect effects on such sites. The HRA for the Plan identifies those internationally protected sites which could be affected by development and Policy MD12 provides for mitigation measures to remove the impact. This policy sets out those measures necessary to mitigate the effect of increased recreational pressure. These may include an increase in the amount of open space provided by a development over and above the 30sqm per person with a significant proportion of this being semi-natural. Additional mitigation measures may include developer contributions in line with Policy MD12;**

4.15 The types of open space provided need to be relevant to the development and its locality and should take guidance from the Place Plans. The ongoing needs for access to manage open space must be provided for and arrangements must be in place to ensure that the open space will be maintained in perpetuity whether by the occupiers, a private company, a community organisation, the local town or parish council, or by Shropshire Council;

## **MD3 - Managing Housing Development**

### **Key Issues and SC Response:**

- 1. Adequacy of provision, allocations and windfall;**
- 2. Clause 2 - evidence of intention to deliver too onerous;**
- 3. Clause 3, including the role of guidelines/maxima/minima for settlements and sites, and scope of criteria/considerations;**
- 4. Clause 4, including when additional sites should come forward;**
- 5. Development boundaries.**

- 1. Adequacy of provision, allocations and windfall**

There were a number of representations suggesting that there should be less reliance on urban and windfall sites, there was an over reliance on existing commitments together, and that there was a need for flexibility to allow housing sites to come forward before the end of the Plan period. There were also suggestions that the wording in the Policy implies that there is a shortfall of housing over the Plan period together with the ability to provide a 5 year supply of housing land. One representation (SM07) considered that there was a failure to allocate sites for gypsies

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and travellers and that the Policy was inconsistent with National Policy in that it failed to establish pitch targets for gypsies and travellers.

**Response:** No changes proposed. As set out under Policy MD1, the March 2014 Technical Background Paper, July 2014 Housing Delivery Technical Background Paper and SHLAA Update (2014) demonstrate that planned provision is sufficient to meet housing requirements, including years 1 – 5, and accords with spatial strategy of the Core Strategy and the NPPF in respect of housing supply policies. The SHLAA Update (2014) and the Housing Delivery Technical Background Paper 2014 provide evidence on windfall sites and rates for the County, including the rural areas, demonstrating that the provision being allowed for from this source is appropriate. The Policy aims to encourage sustainable and deliverable development in line with the NPPF. The Policy is considered to be flexible and positive, whilst being reflective of the fact that circumstances vary in each settlement. The Policy provides for flexibility through the planning applications process. The Housing Delivery Technical Background Paper 2014, informed by GTAA update, demonstrates that there is adequate provision for gypsy and traveller accommodation, with Core Strategy Policy CS12 providing the appropriate mechanism for additional sites to come forward.

**2. Clause 2 - evidence of intention to deliver too onerous**

Two representations considered that the requirement to provide evidence of deliverability in respect of renewal applications too onerous at Policy MD3 Clause 2.

**Response:** The aim of Clause 2 is to encourage deliverable development with a view to boosting housing supply in line with the NPPF. The policy requirement is not considered onerous in requiring evidence of intention to deliver for renewal applications, and no changes are proposed.

**3. Clause 3, including the role of guidelines/maxima/minima for settlements and sites, and scope of criteria/considerations**

A number of representations expressed concern with regard to the development guidelines in the Settlement Policies, suggesting that these should be regarded as minima, that thought should be given to widening the criteria for considering additional sites, and that where housing supply falls below 5 years, sustainability and character of location should determine approval rather than a locally defined housing requirement. However, one representation considered that once a settlement boundary had been reached no more houses should be built and viewed the policy as being too weak in protecting towns and villages.

**Response:** The 'guideline' is a 'guideline', not prescriptive and not minima or maxima, with both settlement and site guidelines being expressed as 'around'/'approximately', while Policy CS1 of the Core Strategy referred to 'around' 27,500 new homes. Policy MD3 provides considerations for responding to both under and proposed over provision in settlements. It is considered that there is a need for appropriate flexibility to ensure delivery, but also appropriate safeguards, hence the considerations in Policy MD3 Clause 3. However, a change is proposed to include an additional sub-clause after (iv) (The benefits) to read '(v) The impacts of the development, including the cumulative impacts of a number of developments in a settlement', with an associated amendment to the last sentence of related paragraph 4.22 of the Explanation. Also, in order to reflect that the matters to which regard should be had set out in Clause 3 are broad considerations rather than precise criteria, it is proposed to replace the word 'criteria' in Clause 4 with 'considerations'. The housing guideline whilst being a significant consideration is not the only one and, as set out in the policy, it is recognised that the NPPF presumption in favour of

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sustainable development applies in any event, with added relevance if the Council is unable to demonstrate a 5 years' supply. Issues raised relating to individual settlements are considered under the relevant settlement policies S1-18.

**4. Clause 4, including when additional sites should come forward**

A number of representations propose that further sites should be allocated to avoid having to bring forward additional sites at the end of the Plan period and that, where there was evidence of early deliverability, there should be a mechanism to bring these sites forward in sustainable locations. There was a representation that, whilst the ability to bring forward additional sites forward at the end of the Plan period could be considered pragmatic, it also suggested that the Plan was unsound. Some representations were concerned that no timescales are given which set out when additional sites will be released for development or what 'triggers' their release.

**Response:** No changes proposed. The SAMDev Plan Technical Background Paper March 2014, Housing Delivery Technical Background Paper July 2014 and SHLAA Update (2014) demonstrate planned provision will be sufficient to meet housing requirements. However, the Policy needs to be responsive to changing circumstances and to reflect that circumstances vary in each settlement, so the timescales for when the release of additional sites could be justified cannot be set out in advance. The Policy provides flexibility through Clauses 3 and 4, applied through the planning applications process. As per paragraph 4.20 of the Explanation, should there not be a five year supply of housing land in Shropshire, then paragraph 49 of the NPPF effectively allows sustainable housing developments to take place beyond the settlement development boundaries.

**5. Development boundaries**

Some representations referred to inconsistencies regarding the identification of development boundaries for settlements. One representation expressed concern with regard to the expectation of delivery within historic settlement boundaries, which was considered to be flawed on the basis that sites would have already have been developed if they were going to be.

**Response:** The Plan deliberately takes a mixed approach to the use of development boundaries, providing scope for flexibility to local circumstances. However, as not all settlements have development boundaries, for clarity, a change is proposed to the second sentence of paragraph 4.20 of the Explanation under Policy MD3 to replace the words 'development plan boundary' with 'settlement development boundaries'. The scope for development within boundaries is addressed through the SHLAA Update (2014), which evidences the continuing scope for windfall development in settlements in the County.

## **MD4 - Managing Employment Development**

**Key issues & SC Response:**

- 1. Support for approach to recycling and environmental industries;**
- 2. Minor wording amendments to Policy;**
- 3. Suitability and Flexibility of employment opportunities in Settlement Policies**

**1. Support for approach to recycling and environmental industries.**

**Response:** No changes are proposed. Support for the SAMDev Plan and proposed Policy MD4 is welcomed.



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2. **Minor wording amendments to Policy.** Response from one respondent regarding the minor amendment of wording of criteria 1.iii within the policy. A change in the terminology will allow for greater flexibility to introduce employment related opportunities outside those in a class B use. Greater flexibility will also help to enhance rural economies.

**Response:** No changes are proposed. Sufficient flexibility is already provided in Core Strategy and SAMDev Plan policies and in context of the NPPF. The land in question is a strategic employment site for Shrewsbury where the emphasis needs to be on B1, B2 and B8 uses. The proposed amendment to the policy wording would significantly alter the intent and purpose of the policy. This would freely permit a broad range of uses in addition to Class B to come forward on allocated employment sites.

3. **Suitability and Flexibility of employment opportunities in Settlement Policies.**

**Response:** No changes are proposed to SAMDev Policy MD4 however proposed changes have been recommended to proposed Policies S4.1 – Oswestry (site ELR072), S16.1 – Shrewsbury (Shrewsbury West SUE – land at Churncote Island), S1 – Albrighton: Albrighton Garden Centre is an existing developed site for predominantly retail uses and as such is expected to continue to operate in this use or may be redeveloped should the current use cease. The potential for relatively unrestricted redevelopment opportunities are likely to assist the recycling of the land, therefore a specific designation of the site may not be helpful.

## **MD5: Sites for Sand & Gravel Working**

### **Key issues & SC Response:**

- **Adequacy of Local Aggregates Assessment;**
- **Clarification of the contribution from ‘committed’ mineral sites;**
- **Phasing and windfall sites and the tests for their consideration;**
- **The exclusion of the previous Preferred Site at Cannebuff;**
- **The availability of detailed evidence regarding impacts on water resources and the historic environment at Wood Lane;**

7. **Local Aggregates Assessment:** The Minerals Products Association consider that the Plan is not justified or consistent with NPPF (145) because the Local Aggregates Assessment (LAA) has yet to be endorsed by the West Midland Aggregates Working Party and the forecast demand has been prepared in a way inconsistent with NPPF (62);

**Response:** Changes are proposed to update the current draft LAA to reflect stakeholder comments, including those from MPA, to add more detail and testing alternative forecasting to move away from reliance on historical trends. The revised LAA was considered by WMAWP at a meeting in June 2014;

8. **MD5(1):** The agent for the existing commitment at Woodcote Wood requests clarification in the Plan that the term ‘existing permitted sites’ includes both permitted and specific sites where there exists a resolution by the MPA to grant planning permission subject to the completion of a legal agreement (‘committed’ sites);

**Response:** Changes are proposed to amend paragraph 4.37 and MD5.2 to define and clarify the contribution assumed from ‘committed’ sites, including naming the sites concerned;

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9. **MD5(2):** The Minerals Products Association opposes the proposed phasing of allocations and the tests and potential working restrictions relating to the release of second phase sites;

**Response:** Changes are proposed to replace use of the term 'need' in 2i and add additional explanatory text regarding Morville / Bridgwalton cumulative impacts to clarify need for 2ii;

10. **MD5(3):** The Minerals Products Association and Staffordshire County Council are concerned about the application of cumulative tests relating to the release of windfall sites;

**Response:** Changes are proposed to amend MD5(3) to the effect that 3i and either 3ii or 3iii will apply as tests;

11. **Cannebuff:** Representations on behalf of the landowner and a potential operator for Cannebuff seek to cast doubt on the deliverability of the committed Barnsley Lane and Woodcote Wood sites, and therefore the ability of the Plan to address the established mineral requirements for the plan period. They consider that insufficient weight has been attached to the need to address the market demand for sand and gravel mineral from neighbouring authorities (Staffordshire and West Midlands conurbation) likely to emanate during the plan period due to the potential reduction in mineral reserves in southwest Staffordshire (also acknowledged by Staffordshire CC). They are concerned that the proposed level of provision is based on unrepresentative historic data which does not accurately reflect the availability of reserves, nor sufficiently addresses the mineral demands of the market area. Whilst they accept that this might be addressed through existing policy provision for windfall, they consider this to provide insufficient flexibility. They seek to promote Cannebuff as a deliverable alternative resource to address any shortfall;

**Response:** No changes proposed. The Plan makes more than adequate provision to meet identified requirements over the Plan period and does not rely, to any significant extent, on reserves in site commitments which have remained unworked. The preferred allocations, together with the proposed windfall policy, provide sufficient certainty and flexibility to maintain an adequate and steady supply of sand and gravel consistent with the established production guideline;

12. **Wood Lane:** English Heritage considers that a full assessment of the historic environment and any harm to heritage assets is required prior to allocation for conformity with the NPPF. The potential impacts should be known to the authority prior to allocation so that either the site is not allocated or appropriate mitigation measures are established in a development plan policy to ensure the protection of any nearby heritage assets. Natural England recommends that the findings of the HRA for Wood Lane should be included within the SAMDev text to ensure compliance with the Habitats Regulations and to assist developers in its application. They also welcome the requirement for site restoration to deliver "significant wildlife and recreation benefits", but query why this hasn't been included in relation to the Morville Extension;

**Response: Proposed Change:** The suggested clause was not included in Moreville Extension because there is limited recreational potential by virtue of the location and characteristics of the site. However, insert to Schedule MD5b in relation to Morville Extension a new criterion 4, to read 'a site restoration scheme will be designed to deliver significant wildlife benefits'.

**Further issues raised by Natural England on Policy MD5 and Wood Lane North quarry extension are addressed below.**

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A full heritage assessment is considered inappropriate and disproportionate in the context of national policy NPPF (128; 158; 169-170). In any case, a detailed Heritage Assessment is being prepared by the site promoter in support of a planning application for development of this site which is likely to be determined before adoption of the SAMDev Plan;

13. **Natural England:** The wording of point 1 should be changed to make it clear that Habitats Regulations Assessment (HRA) assesses impacts on Natura 2000 sites and their features of interest only, and not nationally designated wildlife sites as is currently implied. However, we welcome the requirement that permission cannot be granted if there will be an adverse impact on any protected site.

**Response: Proposed Change:** A co-ordinated approach has been taken to addressing the issues raised by Natural England with respect to MD12 and to the recommendations arising from the SAMDev HRA. Further detail will be given in a Statement of Common Ground which will be prepared between Shropshire Council and Natural England. Consequent changes to Policy MD5 are as follows:

Delete the following text from Schedule MD5a, point 1 and insert new text to read:  
'1. the completion of a **project-level** Habitats Regulations Assessment (HRA) ~~to demonstrate that development will not adversely affect the integrity of a European Site, or a nationally designated wildlife site. Permission cannot be granted if there will be an adverse impact on protected sites;~~ **in accordance with Policy MD12. Particular regard should be paid to effects on water quality and to impacts arising from sedimentation, hydrological changes and dust on the Cole Mere Ramsar site and the White Mere Ramsar site. Permission will not be granted if adverse effects on the integrity of either site cannot be avoided or mitigated in line with Policy MD12.'**

Delete the following text from paragraph 4.44 of the Explanation to Policy MD5 and insert new text to read:

~~4.44 It is a legal requirement for Local Authorities to prepare a Habitat Regulation Assessment (HRA) for plans and projects which have potential to impact upon habitats of European importance. Due to their size and location, mineral sites often have this potential. Whilst initial screening was carried out in support of the preparation of the Core Strategy in 2009, further screening has now been completed for the proposed mineral site allocations to identify any potential effect pathways by which those mineral allocations might impact upon European Designated Sites. The proposed site allocation at Morville has been screened out due to being over 10km from the nearest European Designated Site and the proposed site allocation at Gonsal has been screened out as there is no likely significant effect on European Sites. The remaining proposed site allocation at Wood Lane North Extension cannot be 'screened out' of the HRA process at this stage and will require a full Appropriate Assessment to be carried out when the planning application is made.~~

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



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**then permission will be refused.. Further information is also available in the SAMDev Minerals Habitats Regulation Assessment.'**

14. **MD5a & MD5b:** The Environment Agency suggest that since quarrying activities have the potential for significant impacts on the water environment, it is essential that these impacts are more fully considered at an early stage and suggest the inclusion of extensive additional wording to address their concerns;

**Response:** A change is proposed to insert reference to hydrogeology in the development guidelines for Wood Lane. Whilst Impacts on the water environment are already generally addressed by CS18 and for minerals in MD17, supplement these by inserting additional supporting text for Policy MD17.

## **MD6 - Green Belt & Safeguarded Land**

### **Key issues & SC Response:**

1. **Review of the greenbelt needed.** Soundness is challenged on the basis that an immediate review of the greenbelt is needed in order to be consistent with NPPF
2. **Safeguarded land should be referred to.** A respondent submits that there has been no mention of safeguarded land within the policy; it is thought that the policy should be amended to include such as change.
3. **Policy contrary to NPPF criteria for inclusion in Green Belt.** A respondent who owns an area of land adjoining greenbelt designation has objected on the grounds the policy is contrary to the NPPF. They consider that Hilton is a village with no demonstrable open character which does not meet NPPF criteria for inclusion in Green Belt and therefore that it should be removed as a designation and their site allocated for housing.
4. **Policy contrary to NPPF criteria relating to infill and affordable development.** An objection is raised on the basis that the Policy shouldn't restrict infill and affordable housing to specific settlements such as hubs and clusters
5. **Development needs in the greenbelt.** One respondent has stated no objection to the protection of greenbelt land in principle. An issue has been raised asking how development needs which are in the greenbelt will be met. Another response seeks that MD6 should be amended allow for sustainable extensions to settlements. .

**Response:** No change proposed to Policy MD6. Policy MD6 is supported by the strategic policy framework in the Core Strategy which seeks to enhance the sustainability of communities in the Green Belt. Policy CS5 for the countryside and Green Belt, provides for sustainable development needs through provision for anticipated expansion at Shifnal and Albrighton, recognising the purpose and location of safeguarded land for further, long term sustainable development within the Green Belt. Policy CS5, , in conjunction with Policy CS4, also makes provision for limited local needs affordable housing and infilling for open market housing in settlements identified as Community Hubs and Clusters. The process of determining Community Hubs and Clusters has also considered the sustainability objectives of the NPPF in para 86. It is considered that the Plan identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target and that the Plan policies enable sufficient sites to come forward to meet the housing guidelines for the individual settlements identified. It is considered, therefore, that sufficient provision has been made for sustainable development in the Green Belt and in the absence of specific proposals to change safeguarded land designations, there is no justification to further address these issues in Policy MD6. Hilton village, specifically has not been

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identified as a Community Hub or Cluster and so, is not an appropriate location for development. The village does contribute to the Green Belt purposes having previously being designated in the Bridgnorth District Local Plan (2006). However, the SAMDev Plan makes provision to review this position during the next plan period.

## **MD7a - Managing Housing Development in the Countryside**

### **Key issues & SC Response:**

- 1. Policy should make provision for market housing cross subsidy on rural exception sites;**
- 2. Size & permitted development right restrictions on affordable dwellings on all exception sites are inappropriate;**
- 3. Lack of consistency in/inappropriate use of development boundaries;**
- 4. Financial test for agricultural workers dwelling not consistent with NPPF;**
- 5. Inappropriate to require affordable housing contributions in association with applications for the removal of occupancy conditions from previously unrestricted existing dwellings;**
- 6. Methodology & process for the selection of Community Hubs and Community Clusters (i.e. the land not subject to countryside policy), not appropriately evidence based;**
- 7. Policy only addresses new build and does not adequately address other types of development;**
- 8. Support for the ethos of appropriate conversion to achieve retention of heritage assets but wording should be amended to support sensitive reuse;**
- 9. The Plan's approach to rural areas needs reconsidering in order to demonstrate compliance with national policy.**

- 1. Policy should make provision for market housing cross subsidy on rural exception sites** – a representation made on behalf of West Midlands RSLs has asked for policy provision for cross subsidy.

**Response: No Change.** The approach reflects that in Core Strategy Policy CS11. Through this the Council seeks to focus affordable delivery on allocated/windfall market housing sites and via its existing exceptions policy. The Type & Affordability of Housing SPD, Appendix G, Paragraph 8, also makes provision for cross subsidised affordable housing for rent on exception sites. NPPF para 54 makes provision for allowing market housing to facilitate the provision of significant additional affordable housing to meet local needs. Thus proposals for cross subsidised schemes could be considered on their merits in relation to NPPF and other material considerations.

- 2. In Policy MD7a (1) the size of the dwelling and restrictions on the permitted development rights of affordable dwellings are not appropriate to all exception sites.**

**Response: Proposed Change to Policy MD7a (1) on page 40.** As this provision is intended to apply only to single plot exception dwellings this requires clarification through amendment of policy wording. It is proposed to delete 'affordable' and

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replace with 'single plot' so that the sentence reads, 'In order to protect the long term affordability of **single plot affordable** exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions.'

3. **Lack of consistency in/inappropriate use of development boundaries –**  
Representations submitted on behalf of the development industry suggest that boundaries either need to be used universally for all identified settlements or not used at all and clear criteria provided to guide development. It is also submitted that it is inappropriate to rely on settlement boundaries as the main basis for decision making on development which needs to be based on a full sustainability assessment of the development proposed.  
**Response. No Change.** These comments relate to the principle of development boundaries and only relate indirectly to the countryside. The issues raised therefore relate directly to the operation of Policy MD3 and are considered in detail in relation to this policy.
  
4. **Financial test for agricultural workers dwellings not consistent with NPPF –** It is highlighted that para 2b of the Policy requires financial and functional tests. Financial test should not be included as the NPPF refers only to essential need.  
**Response: No Change.** It is agreed that the NPPF refers to essential need but the reference to relevant financial tests is intended to provide guidance and clarity for applicants for planning permission regarding the assessment of applications. It is considered appropriate to apply a financial test as well as functional to establish permanent essential need for a dwelling. The financial test also provides evidence of the size of dwelling which the unit can sustain in line with the Policy approach which provides for essential rural worker's dwellings.
  
5. **Inappropriate to require affordable housing contributions in association with applications for the removal of occupancy conditions from previously unrestricted existing dwellings on the enterprise –** It is suggested that the policy places a requirement for affordable housing contribution on previously unrestricted existing dwellings on the enterprise which have subsequently had occupancy conditions attached only as a result of a permission for an additional essential dwelling for the enterprise, thus conflicting with the remainder of the paragraph which refers to 'primary and additional rural dwellings permitted prior to the adoption of the Core Strategy'.  
**Response: Proposed Change to paragraph 4.60 of explanation to Policy MD7a on page 43.** It is not the intention to seek contributions on existing dwellings which have retrospectively had occupancy conditions attached to them in association with planning permissions for new rural workers dwellings. The clarity of policy intentions can be addressed by additional explanatory text at the end of paragraph 4.60, '**An affordable housing contribution will however not be required from pre-existing dwellings which have retrospectively become subject to occupancy conditions as a result of a planning approval for a new rural workers dwelling for the enterprise.**'

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6. **Methodology & process for the selection of Community Hubs and Community Clusters (i.e. the land not subject to countryside policy), not appropriately evidence based** – It is considered that the approach fails to make comprehensive planned provision using appropriate evidence base for housing to meet local need & support rural community sustainability.

**Response: No Change.** Criticisms of Community Hubs & Community Clusters methodology and approach are considered under MD1. Rationale for individual settlements included is set out in Technical Background Paper (March 2014). Non-identification as a Community Hub or Cluster settlement does not mean no development can take place, and Policy MD1 provides guidance on the process for additional communities to opt in at a later date. The Council however considers that the Plan currently identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target and that the plan policies make appropriate provision for development to support rural community sustainability.

7. **Policy only addresses new build and does not adequately address other types of development** – The respondent considers that the Policy fails to recognise the growing demand, potential benefits and sustainability of live/work units and does not make provision for this form of development in accordance with NPPF, paragraph 21.

**Response: No Change.** Whilst the Core Strategy and SAMDev Plan do not identify live/work units as a specific form of residential development (other than in paragraph 4.67 of the explanation to Policy MD7b) this form of development would be permitted within the policy approach in countryside policies CS5 and MD7a and MD7b. This form of development is also identified as ‘sustainable development’ by its inclusion in the NPPF paragraph 21 and so, is a material consideration for the conversion of ‘rural’ buildings or new build residential developments. Proposals for live/work development are therefore, generally supported by national policy and specifically supported by the countryside policies of the Local Plan and their delivery will be determined on the merits of any applications to provide this particular form of residential development.

8. **Support for the ethos of appropriate conversion to achieve retention of heritage assets but wording should be amended to support sensitive reuse.**

**Response: Proposed Change to Policy MD7a (1) on page 40.** In paragraph 1 insert ‘sensitive’ before ‘re-use & retention’ as suggested and additional text in paragraph 4.62 as set out below. As there are a number of changes proposed to paragraph 1 of the Policy as result of different issues identified a composite paragraph showing all these alterations is provided below for the purposes of clarity. English Heritage proposed specific wording changes to the Policy and explanatory text can be incorporated, in part as minor amendments. In the case of comments relating to the change of use of existing holiday properties into permanently occupied residential dwellings (paragraph 5c and Para 4.62) it would be inappropriate to include these changes in the Policy or explanation. English Heritage have indicated in a recent meeting that it was not fully understood that this part of the policy relates to existing holiday let properties and the principle of the

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removal of condition to allow full time accommodation (rather than the actual conversion which has already taken place). Reference can however be made in explanatory text to where additional alterations are proposed to existing conversions which are heritage assets and additional wording (in bold) is proposed in paragraph 4.62 .

The explanatory text in paragraph 4.62 be amended to read, ‘...Open market residential use will only be accepted where the conversion has met the criteria set out in Policy CS5 and retains identifiable heritage value. **Where additional alterations are proposed these must respect the significance of the heritage asset, its setting and the local landscape character.** An affordable housing contribution...’

9. **The Plan’s approach to rural areas needs reconsidering in order to demonstrate compliance with national policy.**

**Response: No Change.** See response to Points 6 & 7 above

## **MD7b - General Management of Development in the Countryside**

### **Key issues & SC Response:**

1. **Requirement for agricultural development to be related to viable agricultural enterprise is inappropriate and unjustified;**
2. **Policy needs to be broader in scope, including reference to other forms of development.**

1. **Requirement for agricultural development to be related to viable agricultural enterprise is inappropriate and unjustified** - The objection highlights that the requirement is overly restrictive, contrary to Core Strategy Policy and NPPF and would be onerous to implement because of the need to assess viability in respect of planning applications.

**Response: Proposed Change to Policy MD7b (3a) on page 44.** It is agreed that Policy MD7b(3a) is overly restrictive in terms of the requirement to show the viability of the agricultural enterprise when seeking further agricultural development. It is proposed to amend Policy MD7d(3a) to read:

‘3. Planning applications for agricultural development will be permitted where it can be demonstrated that the development is:

a. ~~Required in connection with a viable agricultural enterprise and is of a size/ scale and type which is consistent with its required agricultural purpose and the nature of the agricultural enterprise that it is intended to serve;~~

2. **Policy needs to be broader in scope, including reference to other forms of development** - The objection specifically identifies renewable energy as generally requiring a countryside location and therefore needing inclusion.

**Response: No Change.** Policy MD7b forms part of a policy framework with the NPPF, Core Strategy and other SAMDev policies (including Policy MD8 to manage energy infrastructure development) which together provide comprehensive guidance for the consideration of development proposals in the countryside.

## **MD8 - Infrastructure Provision**

### **Key issues & SC Response:**



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1. **Definition of “Heritage Assets”;**
2. **Social and cultural infrastructure;**
3. **Support for wind energy;**
4. **Rail infrastructure;**
5. **Water resources.**

1. **Definition of “Heritage Assets”:** English Heritage request changes to 3(iv) to clarify the application of the policy to heritage assets;

**Response:** A change is proposed to amend 3(iv) to remove ‘recognised’ and insert cross reference to MD13 to provide reference to significance. Reference to setting is already included;

2. **Social and cultural infrastructure:** The Theatres Trust requests inclusion of reference to the protection and enhancement of social and cultural infrastructure;

**Response:** No changes proposed. Such infrastructure is already addressed in CS8 and the value of cultural facilities is already explicitly recognised as part of the Council’s published Infrastructure & Implementation Plan and Place Plans, which are clearly referenced as a key part of the delivery mechanism for policies CS8 and MD8. No additional detailed guidance is required;

3. **Wind energy:** RES UK consider that the policy should be worded more positively to provide greater support and guidance for wind energy developments;

**Response:** No changes proposed. Positive encouragement for renewable energy development is established by Policy CS8 to which this policy is supplementary. Further positive support is provided in MD8(3).

4. **Rail infrastructure:** Network Rail request a policy to specifically addressing the issue of level crossings and consider that developer contributions should be sought to mitigate the impacts of increased footfall at railway stations as a result of new residential or commercial development;

**Response:** No changes proposed. Shropshire Council operates a comprehensive infrastructure plan which identifies infrastructure investment priorities for each parish in Shropshire and updates these annually. Network Rail have previously contributed to this process and have the ability to assess potential capacity constraints related to their stations derived from the impact of new development and to nominate these as investment priorities in the infrastructure plan.

5. **Water resources and ecology:** The Environment Agency requests that MD8(4iii) should include ‘water resources’ and ‘ecology’ as relevant impacts and the availability of a comprehensive and detailed evidence base should prevent the need for a reactive approach as described in MD8(4iv) and 4.69;

**Response:** A change is proposed to insert reference to ‘ecology’ in 4(iii). No changes proposed in respect of water resources since it is unclear how this differs from flood risk and water quality which are already referred to. As a development management policy MD8 references relevant tests or issues which will help inform planning decisions. Water related evidence changes frequently but the Plan needs to be flexible and resilient over an extended period.

6. **New Strategic Infrastructure:** An objector considers that the policy is subjective and it is unclear how item MD8(3) would be applied in practice. In the absence of clearly defined terms it is considered that the policy does not adequately protect the interests of “sensitive neighbouring land uses”;

**Response:** No changes proposed. The Council does not agree that the policy as drafted is ‘highly subjective’. MD8(3) identifies the considerations which are likely to be material

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in reaching a judgment regarding whether the contribution which an application for strategic infrastructure to help meet agreed objectives (e.g. a new road) outweighs the potential for adverse impacts. Where an application strategic infrastructure is held to generate adverse impacts on: “Residential and other sensitive neighbouring land uses” (MD8(3i) or relating to “Noise, air quality, dust, odour and vibration” (MD8(3vi), then the policy establishes that these considerations will be given particular consideration in reaching a decision. The Council considers that this approach, together with the policies of the adopted Core Strategy and national guidance, will adequately protect the interests of “sensitive neighbouring land uses”.

## **MD9 - Protecting Employment Areas**

### **Key issues & SC Response:**

- 1. Protection of the land adjacent to the Registered Battlefield;**
- 2. Wording of MD9 does not allow for flexibility;**
- 3. Objections regarding specific sites identified under Policy MD9;**

- 1. Protection of the land adjacent to the Registered Battlefield, north of Shrewsbury.** English Heritage and Haston Reynolds have raised concerns over the protection of land at Battlefield Enterprise Park adjacent to the Registered Battlefield, which has been identified under Policy MD9 as a protected employment area. There are concerns that the land has not been allocated without being subject to a Sustainability Appraisal or Habitats Regulations Assessment and with no assessment as to the potential impacts on the historic environment and Battlefield. English Heritage also requests that areas of the Registered Battlefield that have been included as part of the protected employment area be removed and the Battlefield be identified as a heritage asset designation only.

**Response:** Policy MD9 does not allocate land for employment, it safeguards existing sites and areas and, as regards the land at Battlefield Enterprise Park, consent for employment development on the land has already been granted and some development taken place, including the Food Enterprise Centre and around the periphery of the site (Waste Transfer Station and Energy from Waste Facility). The principle of development has therefore been established through planning applications. As the site is protected employment land, it is considered that a Sustainability Appraisal or HRA is not required.

A change is proposed to the boundaries of the employment area safeguarded under Policy MD9 at Battlefield Enterprise Park to exclude any land forming part of the Registered Battlefield. Any development which is proposed on the employment area will be considered in the context of the Draft Interim Planning Guidance for the Registered Battlefield and its design principles (to be incorporated within the Historic Environment SPD) and Battlefield 1403.

- 2. Wording of MD9 does not allow for flexibility.** Concerns expressed over the wording of MD9 and the implications of the proposed designations on employment areas. It is considered that the policy does not provide the most appropriate strategy for dealing with existing employment land. There is a desire to see greater flexibility to explore other class uses for employment sites and to allow for less restricted re-use of employment land. If a designation of the site were sought at a future date the SEAS would provide transparency over the assessment of the site and the significance of the possible designation in relation to Policy MD9 (2).

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**Response:** No changes proposed. The purpose of referring to the Policy MD9(1) tests in seeking to make further site designations is to ensure that such sites will be assessed and protected in the same manner to those sites already included in Policy MD9(1) and shown on the Policies Map, thereby providing a process which is fair, reasonable and appropriate.

3. **Objections regarding specific sites identified under Policy MD9.** In addition to land at Battlefield Enterprise Park (see 1 above), a number of representations have been received regarding the inclusion of specific sites under Policy MD9 Protecting Employment Areas, including land at Harlescott Lane, Battlefield Road and Whitchurch Road, Shrewsbury.

**Response:** No changes proposed, as the identification of the sites is supported by the evidence base, and the policy provides sufficient flexibility to enable appropriate redevelopment/regeneration schemes to come forward and to address concerns raised.

## **MD10a - Managing Town Centre Development (also Shrewsbury Strategy S16 and Ludlow Strategy S10).**

### **Key Issues and SC Response**

1. **Evidence base in relation to Shrewsbury**
2. **Need for additional retail site allocations in Shrewsbury**
3. **Extent of Ludlow Primary Shopping Areas**

### **Summary of Key Issues:**

- 1 **Evidence Base:** NJL Consultants, representing the managers and owners of Meole Brace Retail Park, argue that the evidence behind the SAMDev's retail policy for Shrewsbury is out-of-date. They argue both population and expenditure capacity forecasts have increased since the data which informed the Shrewsbury Retail Study 2012 update. They argue the lack of up-to-date evidence means the Plan is not consistent with the NPPF requirements and therefore unsound. NJL have provided their own information based upon 2013 Experian population and expenditure capacity forecasts.

**Response:** No Change Proposed: Further evidence is currently being prepared by Peter Brett Planning Consultants on the Council's behalf to ascertain the updated position regarding available expenditure capacity within Shrewsbury up to 2026 and the level of retail need. This work will be available in late June and will inform any changes necessary to the proposed retail strategy for Shrewsbury.

- 2 **Need for more additional site allocations in Shrewsbury:** NJL Consultants, representing the managers and owners of Meole Brace Retail Park, argue that their assessment of current evidence shows there is a greater need for additional comparison floorspace beyond what is currently being planned for through the SAMDev. They also consider there to be potential concerns over the delivery of the New Riverside scheme and that it is appropriate for the Council to adopt a contingency approach should the development not come on stream. Given these two factors, they argue that given this identified need for a further allocation at Meole Brace Retail Park, which in their view offers the most suitable, deliverable and available location. Without this contingency plan they argue the retail strategy for Shrewsbury is not consistent with national policy or



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justified. Ignis Asset Management and Shearer Property Group on behalf of UKCPT, representing the interests of the approved town centre New Riverside scheme, have confirmed the Riverside scheme is a medium to long term commitment and that the allocation or policy relaxation of further out-of-centre retail would cause significant harm to the ability of the New Riverside scheme.

**Response:** No Change Proposed: Further evidence is currently being prepared by Peter Brett Planning Consultants on the Council's behalf to update the Shrewsbury Retail Study and importantly to provide an up-to-date picture on retail need up to 2026. The final report will be available in late June, but ahead of this the initial outcomes show that the Council's retail approach is soundly based. This position has taken into account the most recent population and expenditure forecasts and has factored in existing commitments. It is considered the New Riverside scheme continues to be deliverable and is a major town centre commitment. Given this, it is considered that the SAMDev's retail strategy is sound based upon the most up-to-date evidence and that no changes are required.

- 3 Primary Shopping Areas:** Indigo Planning, on behalf of Mrs D Prosser, propose a change to the extent of the proposed Primary Shopping Area (PSA) for Ludlow. This would remove Upper Galdeford and Tower Street from the PSA, whilst retaining the rest of the proposed PSA area. They consider Tower Street to have a greater mix of uses and that its identification would be overly restrictive towards retail.

**Response: Proposed Change.** Amend the Policies Inset Map for Ludlow to remove Tower Street from the PSA, but retain the existing premises of One Stop and Sommerfield within the PSA. It is agreed that this would more appropriately reflect the mix of uses along Tower Street whilst maintaining suitable policy management over two centrally located retail units

## **MD10b - Impact Assessments for Town and Rural Centres**

### **Key Issues and SC Response**

- 1. Thresholds for Impact Assessments**
- 2. Consistent use of terminology for rural settlements**
- 3. Reference to the impact on town centres in part 2 of policy MD10b**

### **Summary of Key Issues:**

- 1. Thresholds for Impact Assessments:** Balfours question why the proposed thresholds set for District and Principal Centres of 200 and 300 sqm floorspace respectively are less than Class M of the General Permitted Development Order threshold of 500 sqm for the change of use of an agricultural building to a shop

**Response: Proposed Change:** A change is proposed which would insert the phrase "where permission is required" into the opening paragraph of the policy. This change clarifies the policy's proposed thresholds do not conflict with the GPDO.

- 2. Consistent use of terms village centre and rural centre:** Balfours consider there is confusion over the use of these terms in the policy. Assumed it relates only to Community Hubs and Clusters but this need to be clarified.

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**Response:** No Change Proposed: The policy reference to village centre and other rural centres is aimed at all centres, not only community hubs and clusters and therefore it is considered the existing wording is appropriate and clear.

3. **Reference to the impact on town centres in part 2 of policy MD10b:** Balfours question why this section of the policy only refers to assessing the significance of impact on town centres whilst the rest of the policy indicates that Impact Assessment could be required for applications in rural centres.

**Response: Proposed Change:** In order to provide consistency throughout the policy it is proposed to make minor amendments to Part 2 of the policy and explanatory text. These changes make it clear the assessment of impact relates to both to town and rural centres, and clarifies that a proportionate approach is applied depending on the role of the settlement.

## **MD11: Tourism facilities and visitor accommodation**

### **Key issues & SC Response:**

1. **Conversion of rural buildings for tourism/leisure use;**
2. **Restrictions on use of new visitor accommodation development**

#### **1. Conversion of rural buildings for tourism/leisure use**

A small number of representations raise concerns that the importance of supporting appropriate conversion of rural buildings to tourism/leisure use is not adequately reflected in the policy as drafted.

**Response:** - Policy CS5 of the Core Strategy already supports conversions that make a positive contribution to the character to the countryside with small scale economic development and employment uses, including tourism/leisure proposals, a priority for re-use. MD11 does not seek to contradict or restrict the approach in CS5 and a wording change is suggested to clarify this overall policy approach. A minor change is proposed to 11.8 (page62) to read: "Holiday let development that does not conform to the legal definition of a caravan, **and is not related to the conversion of existing appropriate rural buildings,** will be resisted in the countryside, following the approach ...".

#### **2. Restrictions on use of new visitor accommodation development**

One representation questioned the reference regarding restricting new applications to holiday accommodation use in policy para 11 of the policy. They felt that this should be clarified to ensure its deliverability.

**Response:** - It is agreed that this section of the policy is not as clear as it could be and a suggested wording change to clarify this part of the policy will be put forward. A minor change is proposed to 11.11 (page 63) to read: "To retain the economic benefit to the visitor economy, ~~the Council will apply appropriate conditions to restrict applications for visitor accommodation to tourism uses~~ **will be applied to new applications for visitor accommodation to ensure the accommodation is not used for residential occupation.**"

## **MD12 - Natural Environment**

### **Key issues & SC Response**

1. **Policy does not conform to NPPF**
2. **Omission of heritage assets**

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**3. The policy should make it clear that the various 'natural assets' have differing levels of importance and significance**

**1. Policy does not conform to NPPF.**

Natural England consider that the Plan is not sound as the policy does not make it clear that planning permission would be refused if significant harm cannot be avoided, mitigated or as a last resort, compensated for in line with NPPF. Also the policy does not cover soils or best or most versatile agricultural land.

**Response; Change proposed** to the wording to bring it in line with NPPF.

**No changes proposed** to the inclusion of soils or best and most versatile agricultural land as an environmental asset in the policy. Best and most versatile agricultural land is covered in CS6 and there is no accepted definition of a valued soil nor is Shropshire Council aware of any maps of such soils so development certainty cannot be provided.

**2. Omission of heritage assets.** English Heritage considers the Plan to be unsound because the policy does not include a clause on historic landscapes. They recommend inserting a paragraph on historic landscapes and how they will be dealt with in planning applications.

**Response:** Change proposed. Add a paragraph in the explanation to clarify that landscape character and local distinctiveness includes historic landscapes and expand on the value of historic landscapes.

**3. The policy should make it clear that the various 'natural assets' have differing levels of importance and significance.**

**Response:** Change proposed to include the respondents suggested wording.

## **MD13 - Historic Environment**

### **Key issues & SC Response:**

- 1. The Plan does not provide enough detail or adequate clarity**
- 2. The policy cannot be effectively managed**
- 3. The Historic Environment SPD**
- 4. The key to the Proposals map is incorrect**

**1. The Plan does not provide enough detail or adequate clarity.**

English Heritage considers that the Plan is not sound because it does not provide enough detail or adequate clarity and certainty about how planning applications affecting heritage assets will be considered. The agency is willing to work with Shropshire Council to produce appropriate wording.

**Response:**

Agree policy re-wording with English Heritage through a Statement of Common Ground.

**2. The policy cannot be effectively monitored**

English Heritage considers that the Plan is unsound as the policy cannot be effectively monitored. A number of changes are suggested and agency is willing to work with Shropshire Council to devise appropriate indicators.

**Proposed changes:** Change heritage features to heritage assets, delete the phrase 'as and when' and Include World Heritage Site Management Plans as both evidence base and the indicator documents

**No change:**

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The Council is tasked with putting forward a sound Plan to deliver the Core Strategy requirement for growth. This involves preparing policies to prevent harm to the significance of historic assets but does not extend to producing a positive strategy for the enjoyment of the historic environment. The State of the AONB Report monitors the effect of the AONB Management Plan. It is thus a different document and should be included as an indicator.

**3. The Historic Environment SPD**

The policy refers to an SPD but is no indication about what this document will contain and clarity and detail should not be left to an SPD.

**Response: No change to the policy** but provide a timetable for the production of the SPD and an outline of contents for the Examination.

**4. The key to the Proposals map is incorrect.**

English Heritage consider that the key to the Proposals Map should read Registered Battlefields rather than Historic Battle site.

**Response: Change proposed.** Amend key accordingly

## **MD14 - Waste Management Facilities**

### **Key issues & SC Response**

1. **Clarification of environmental impacts:** The Environment Agency suggest a number of minor changes to improve clarity regarding environmental impacts which may also be subject to regulation under environmental permitting or pollution control regimes.

**Response:** A number of changes are proposed to improve clarity.

## **MD15 - Landfill and Land Raising Sites**

### **Key issues & SC Response**

1. **'Need' for landfill:** The Environment Agency suggest a minor amendment to clarify the consideration to be applied to need in the context of windfall applications for landfill sites;

**Response:** Changes are proposed to amend wording in MD15(2ii) and 4.148 for clarity;

2. **Historic Environment:** English Heritage would like specific reference in this policy to how the historic environment will be considered when deciding applications for this use of development and the insertion of cross references to CS6 / 17 and MD13;

**Response:** No changes are proposed: NPPF (128), existing policies CS6 and CS17 and proposed policy MD13 (4.138) already adequately address potential impacts on archaeology from landfill development. Specific cross references to other policies in the local plan are superfluous since the Plan must be read as a whole.

## **MD16 - Mineral Safeguarding**

### **Key issues & SC Response:**

1. **Exemptions;**
2. **PEDL Licence Areas;**
3. **Historic Environment;**
4. **Shrewsbury South SUE;**
5. **Mapping.**

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1. **Exemptions:** The Coal Authority are concerned that the nature of applications of 'national, regional and local importance' are not defined in criterion xi of paragraph 4.151 and that this lack of definition could lead to exemptions which are inappropriate and unjustified;

**Response:** No changes proposed. The approach proposed is derived directly from national guidance regarding the 'safeguarding toolkit' on page 16 of: "A Guide to Mineral Safeguarding in England" (Oct 2007);

2. **PEDL Licence Areas:** The Coal Authority are concerned that Petroleum Exploration and Development Licence Areas (PEDL) are not illustrated in the Policies Map or in the SAMDev Plan and no reference is made to it in the policy or supporting text;

**Response:** A change is proposed to update the policies map to include PEDL licence areas for compliance with NPPG (105);

3. **Historic Environment:** English Heritage would like specific reference in this policy to how the historic environment will be considered when deciding applications for this type of development and the insertion of cross references to CS6 / 17 and MD13 and the EH Stone Study;

**Response:** No changes proposed. It is unclear how a mineral safeguarding policy would generate impacts on sub-surface archaeology which is not already addressed through other local plan policies. The Plan should be read as a whole, and NPPF (128), existing policies CS6 and CS17 and proposed policy MD13 (4.138) already adequately address potential impacts on archaeology. Additional guidance on specific issues will be provided as part of the proposed Historic Environment SPD. The inclusion of specific cross references to other policies in the local plan is superfluous since the Plan must be read as a whole. The value of quarries in supplying locally distinctive building materials is already recognised in the Core Strategy (CS6, CS17 & CS20). Paragraph 4.150 already includes a cross reference and a link to additional online information from the English Heritage and BGS Strategic Stone Study concerning local stone resources;

4. **Shrewsbury South SUE:** The site promoter for the Shrewsbury South SUE would like the MSA to be illustrated in the Plan and considers that the policy is unduly restrictive and the safeguarding of minerals located in the SUE should be secondary to its development if its delivery is not to be threatened.

**Response:** No changes proposed. The effect of MD16 on the Shrewsbury South SUE has been misinterpreted: Consistent with the explicit requirements of NPPF (143), the policy requires preparation of a Mineral Assessment (MD16[3]) to accompany the planning application to demonstrate to the satisfaction of the MPA that mineral interests have been adequately considered and that known mineral resources will be prevented, where possible, from being sterilised or unduly restricted by other forms of development occurring on or close to the resource. Where the applicant can demonstrate that the mineral resource concerned is not of economic value or that mineral can be extracted to prevent the unnecessary sterilisation of the resource prior to the development taking place without causing unacceptable adverse impacts on the environment and local community, then development can proceed. The published site assessment for the site acknowledged that the site is within both a Coal Authority Referral Area and a Mineral Safeguarding Area. These issues have been addressed in pre-application advice, which has established that it was unlikely that the Council as Minerals Planning Authority would object to development on the grounds of sterilisation of a mineral resource. However, appropriate consideration should be given to prior working of any viable sand and gravel deposit as part of any subsequent ground preparation works, particularly if ground preparation necessitated removal of sand and gravel from the site.



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5. **Mapping:** The Mineral Products Association consider that the Plan is currently unsound because the Policies Map does not differentiate between the different minerals which are protected by the existing MSA layer;

**Response:** A change is proposed to insert additional explanatory text to cross reference more detailed information on an 'interactive' mineral safeguarding map.

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

### **Key issues & SC Response**

1. **Water Resources;**
2. **Heritage Assets;**
3. **Output restrictions;**
4. **Production of locally distinctive building and roofing stone;**
5. **Quantity and quality of mineral.**

1. **Water Resources:** The Environment Agency suggest adding a reference to in MD17(2) to "contributing to Water Framework Directive objectives" to support multi-functional after use schemes including environmental enhancements; for example flood management and biodiversity benefits from wet washland attenuation as part of a mineral sites restoration plan;

**Response:** A change is proposed to add appropriate reference to 4.156 to supplement existing consideration in CS18 and MD17 (1v.) Insert supporting additional text concerning 'hydro-geological risk assessment', 'groundwater level monitoring' and 'water features survey' as suggested under MD5;

2. **Heritage Assets:** English Heritage suggests adding a reference to the need for development to protect, conserve and enhance the setting and significance of heritage assets;

**Response:** No change proposed. The Plan should be read as a whole and this issue is already addressed in CS6 / CS17 & MD13 (3);

3. **Output Restrictions:** The Mineral Products Association object to the unilateral imposition of output restrictions in text at the end of MD17(1);

**Response:** A change is proposed to amend reference to output restrictions to remove 'imposed' and clarify that output restrictions may be sought and agreed with the operator to make a development proposal environmentally acceptable;

4. **Production of locally distinctive building and roofing stone:** The Mineral Products Association are concerned that the proposed wording of MD17(5) may lead to unfairly lenient regulation of small producers and damage competitiveness;

**Response:** A change is proposed to make clear that all applications for building stone will generally be supported as a preface to specific guidance on small producers of vernacular materials;

5. **Quantity and quality of mineral:** The Mineral Products Association suggest that an additional criterion is added to require applications to demonstrate the quantity and quality of mineral present according to a professionally undertaken programme of drilling and mineral assessment.

**Response:** A change is proposed to amend MD17(1viii) to include reference to the quantity & quality of mineral and include additional supporting text to refer to demonstrating this through a "professionally undertaken programme of drilling and mineral assessment";

## **S1 – Albrighton Area**

### **Key issues & SC Response:**

- 1. Objection to Land at White Acres' (ALB003) suitability for retirement homes**
- 2. Impact of Land at White Acres (ALB003) on the setting of heritage assets**
- 3. Provision for long term employment growth Albrighton Garden Centre**

#### **1. Objection to Land at White Acres' (ALB003) suitability for retirement homes**

Key issues have been raised regarding site ALB003. One representation, although supporting allocation for residential uses, objected to the identification of the site at ALB003 Land at White Acres for retirement homes, the size of dwellings advocated and the number houses proposed. This was not supported due to its suitability for a wider range of homes and lack of consultation with landowners.

**Response:** - The evidence outlined in paragraph 5.4 of the SAMDev Plan identifies the current housing stock within Albrighton, as well as housing need. This is also explored in the Technical Background Paper (March 2014). The local Albrighton community led Plan, which was informed by significant consultation and local survey and is endorsed by Shropshire Council for development management purposes, identifies a local need for 1-2 bed housing. Meeting retirement age needs is in accordance with NPPF para 50 and helps to rebalance the housing stock. The housing guideline for the site reflects some of the limiting constraints on the site although this is a guideline and is not considered to be a 'maximum' with further consideration required through a detailed planning application. It is proposed to amend Schedule S1.1a to include reference to 'lifetime homes' standard to ensure that the houses would be capable of meeting the needs of the retirement age population but enable an element of flexibility in delivery for the site promoter. Amend S1.1a (page 86) to read "Development to deliver housing that is appropriate for people of retirement age **by meeting 'lifetime homes' standards**. A high proportion of the development should be one and two-bed units **is sought within the development**"

#### **2. Impact of Land at White Acres (ALB003) on the setting of heritage assets**

Key concerns about how the site at White Acres was assessed in relation to the impact on the setting of the Conservation Area were raised by English Heritage.

**Response:** - The Plan makes provision for heritage assets through policies MD13 and MD2, as well as Core Strategy Policies CS6 and CS17. All potential sites have been assessed for environmental impacts as part of the site assessment process. Schedule S1.1a identifies the need for development on this site to respect and enhance the setting of the Conservation Area. No changes are proposed.

#### **3. Provision for long term employment growth and inclusion of Albrighton Garden Centre**

One representation has been made regarding Albrighton Garden Centre. It is considered that the Albrighton Neighbourhood Plan Light makes provision for long term growth. However, it is not felt that as it stands, SAMDev makes provision for long term employment growth across the whole of the Plan period. Albrighton Garden Centre should be included within the Plan as a long term employment allocation, as it provides an ideal opportunity to provide new land without having a detrimental effect on the greenbelt.

Response: - See *response under MD4*

## **S2 – Bishops Castle Area**

Key issues & SC Response:

### **Bishops Castle**

10. Scale and distribution of windfall development in Bishop's Castle town should be restricted;

11. HRA for the River Clun SAC

### **Bucknell**

12. Non-compliance with the Habitats Regulations in Bucknell affecting the River Clun SAC;

13. The reliance on BUCK001 as a single allocation to meet the housing requirements in Bucknell is unsustainable;

### **Clun**

14. Non-compliance with the Habitats Regulations in Clun affecting the River Clun SAC;

15. Relative capacity of housing allocation CLUN002 should be increased and windfall development controlled;

### **Lydbury North**

16. Policy delivery and non-compliance with the Habitats Regulations in Lydbury North affecting the River Clun SAC;

17. Policy delivery and non-compliance with national and strategic policy on protection of the historic environment;

18. Suitability of allocated housing sites LYD007, LYD008, LYD009;

19. Availability of allocated housing site LYD009;

20. Probity of the openness and transparency of the preparation of Policy S2.2(iv);

21. Justification for a causal relationship between changes in the River Clun SAC and development in the Clun catchment;

### **Clungunford**

22. Non-compliance with the Habitats Regulations in Clungunford affecting the River Clun SAC;

### **Worthen with Shelve**

23. Justification for objectively assessed housing need and proper designation of settlements in Worthen with Shelve Parish;

### **Bishops Castle Area Policy**

24. Non-compliance with the Habitats Regulations affecting the River Clun SAC;

25. Justification for a causal relationship between changes in the River Clun SAC and development in the Clun catchment.



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**Policy S2.1 - Bishops Castle town**

1. **Scale and distribution of windfall development in Bishop's Castle town should be restricted.** Hemmings supports Policy S2.1 and the allocation of housing site BISH013. Hemmings wishes windfall development to be restricted to a maximum limit with control over the distribution of windfall development to manage the impacts on the narrow local highway network in the town. Longstanding employment sites are recommended for windfall housing development.

**Response:** No changes proposed. Policy S2.1 addresses the issue of windfall development by restricting such development to suitable opportunities within the existing development boundary around the town. This includes existing employment areas but restrictive policies on the redevelopment of employment sites may further limit the supply of new windfall housing.

2. **HRA for the River Clun SAC.** Policy S2 should refer to the phasing of development to take account of infrastructure improvements and should identify those developments which will be phased later in the SAMDev Plan timeframe

**Response: Proposed Change see response to Natural England in relation to Policy S2.3.** A co-ordinated approach had been taken to addressing the issues raised by Natural England with respect to MD12 and the recommendations arising from the SAMDev HRA. Further detail is given in the Statement of Common Ground between Shropshire Council and Natural England. Consequent changes to settlement strategies and supporting text are as follows:

Delete text from Policy S2.1 point 5 of Bishop's Castle and insert text to read: '~~All development in Bishop's Castle must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and any agreed management strategy for the river catchment.~~ **Mitigation measures will be required to remove the adverse effects of development in Bishop's Castle on the integrity of the River Clun SAC in accordance with Policy MD12.**'

Insert new paragraph 5.16a into the Explanation to Policy S2.1 to read: '**The Plan HRA indicates that development in Bishop's Castle may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.**'

Insert new second paragraph into Policy S2.2 Community Hub and Cluster Settlements to read: '**Mitigation measures will be required to remove the adverse effects of development in the Bishop's Castle area on the integrity of the River Clun SAC in accordance with Policy MD12.**'

**Policy S2.2(i) - Community Hub : Bucknell**

3. **Non-compliance with the Habitats Regulations in Bucknell affecting the River Clun SAC.** Natural England suggest that to comply with the Habitat Regulations it is necessary for development in Bucknell to either be phased in accordance with the Severn Trent Water – Asset Management Programme or development should be required to ensure that effluent arising is pumped out of the River Clun catchment

**Response: Proposed Change:** A co-ordinated approach had been taken to addressing the issues raised by Natural England with respect to MD12 and the recommendations arising from the SAMDev HRA. Further detail is given in the

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Statement of Common Ground between Shropshire Council and Natural England.  
Consequent changes to Policy S2.2(i) are:

~~Delete the following paragraph in Policy S2.2 (i). All development in Bucknell Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and agreed management strategy for the river catchment.~~

4. **The reliance on BUCK001 as a single allocation to meet the housing requirements in Bucknell is unsustainable.** Mr and Mrs Morgan suggest that the proposed allocation BUCK001 is unreliable as it is a longstanding and undeliverable housing allocation. Mr & Mrs Morgan promote (as landowners) the allocation of BUCK003 to meet the housing requirement for Bucknell, to 'boost significantly' the supply of housing and to deliver a wide choice of high quality homes in the settlement.

**Response:** No changes proposed. The purpose of Policy S2.2(ii) was to make local provision for the development needs of Bucknell and to safeguard the long term sustainability of the community. At the Preferred Option stage of the SAMDev Plan in March 2012, it was proposed this be achieved by allocating site BUCK003 alongside the existing mixed use commitment of BUCK001. Prior to July 2013, the viability of site BUCK001 was given serious consideration in relation to the scale of housing being proposed and the suitability, therefore, of continuing with the longstanding employment allocation on this site. BUCK001 was confirmed as the preferred option in July 2013 being the most sustainable development option in Bucknell. The site accommodated existing employment opportunities with the potential to create new employment floorspace and with the land capacity to satisfy the housing needs of the town (including a significant element of affordable housing) and to deliver new employment opportunities and essential communities facilities. Bucknell already has committed development on existing permitted housing sites and further housing is still required to be delivered through windfall development, balancing overall provision in the town. To test this position, a current application 14/00340/OUT has been submitted for the site BUCK003 – land adjoining Redlake Meadows and this application has yet to be determined.

**Policy S2.2(iii) – Community Hub : Clun**

5. **Non-compliance with the Habitats Regulations in Clun affecting the River Clun SAC.** Natural England suggest that to comply with the Habitat Regulations it is necessary for development in Clun to either be phased in accordance with the Severn Trent Water – Asset Management Programme or development should be required to ensure that effluent arising is pumped out of the River Clun catchment

**Response: Proposed Change. Proposed Change:** A co-ordinated approach had been taken to addressing the issues raised by Natural England with respect to MD12 and the recommendations arising from the SAMDev HRA. Further detail is given in the Statement of Common Ground between Shropshire Council and Natural England. Consequent changes to Policy S2.2(iii) are:

~~Delete the following paragraph in Policy S2.2 (iii). All development in Clun Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and the agreed management strategy for the river catchment~~

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6. **Relative capacity of housing allocation CLUN002 should be increased and windfall development controlled.** Clun Town Council require a greater degree of certainty over the delivery of housing development in the town to ensure that the housing allocation CLUN002 will deliver a MINIMUM of 60 dwellings to ensure that there will be no more than a MAXIMUM of 10 dwellings provided on windfall sites in the town.

**Response: Proposed Change.** Policy S2.2(iii) to be amended to read: “the single allocation **CLUN002** is expected to deliver a **minimum of 60 dwellings** the majority of the housing development and to provide a sustainable mix of housing types and sizes to meet the local needs for affordable and family housing. The balance of development **up to a maximum of 10 dwellings** will be delivered through opportunities for small scale development on windfall sites within the existing development boundary. ~~Windfall development on small sites will be permitted within the development boundary to deliver an allowance of around 10 dwellings or to balance the level of development on CLUN002 to deliver the housing requirement for the town.~~ **The management of windfall development in the town will respect the historic character of the settlement and the constraints imposed on the development potential of the town by the historic, narrow and restricted street pattern**”. ‘Development Guidelines’ be changed to read “Development to deliver around a **minimum of 60 dwellings on a site area with the capacity to** ~~subject to the capacity of the site to~~ deliver an appropriate mix, layout and design of housing and acceptable landscaping and open space provision....”. ‘Provision’ to read: **“60+dwellings”**

**Policy S2.2(iv) - Community Hub : Lydbury North**

7. **Policy delivery and non-compliance with the Habitats Regulations in Lydbury North affecting the River Clun SAC.** Natural England suggest that to comply with the Habitat Regulations it is necessary for development in Lydbury North to either be phased in accordance with the Severn Trent Water – Asset Management Programme or development should be required to ensure that effluent arising is pumped out of the River Clun catchment. Various respondents identify that development in Lydbury North would affect the River Clun SAC and so Policy S2.2(iv) and the proposed allocations are undeliverable at this time. A further respondent suggests that the protection of the River Clun Special Area of Conservation is no longer necessary due to habitat changes and the restriction on development in Lydbury North should be removed.

**Response: Proposed Change. Proposed Change:** A co-ordinated approach had been taken to addressing the issues raised by Natural England with respect to MD12 and the recommendations arising from the SAMDev HRA. Further detail is given in the Statement of Common Ground between Shropshire Council and Natural England. Consequent changes to Policy S2.2(iv) are:

Delete the following paragraph in Policy S2.2 (iv). ~~All development in Lydbury North Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and the agreed management strategy for the river catchment~~

8. **Policy delivery and non-compliance with national and strategic policy on protection of the historic environment.** English Heritage recommend that Policy

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S2.2(iv) recognise the impacts of the proposed development on the Conservation Area and the setting of listed buildings, require evidence about the proposed developments to assess these impacts and consider the need for further guidance through the preparation of Conservation Areas Management Plans or other methods to protect the heritage assets of the village

**Proposed Change.** The guidance in Policy S2.2(iv) could usefully be strengthened in relation to the degree of protection to be afforded to heritage assets in Lydbury North. This guidance should also refer explicitly to the protection of the settings of heritage assets which is not clearly referenced as a key objective in Policy S2.2(iv) in accordance with PPS5 Revision Note – The Setting of Heritage Assets. Accordingly, settlement policy S2.2(iv) to be amended to read "...Development will **protect and enhance** respect the character of the village and its heritage assets **and their settings** particularly within the central Conservation Area...". Other detailed matters in relation to the conservation of heritage assets, their settings and the character of the Conservation Area will be addressed through the development management process on submission of an application(s) to develop sites LYD007 – LYD009 and LYD011.

9. **Suitability of allocated housing sites LYD007, LYD008, and LYD009.** Various respondents object to the development of these allocated sites on the basis that they are not suitable for development, should not be developed as a single development proposal and contend that site LYD009 may not be available due to the reluctance of the landowner to release the site for development.

**Response:** No changes proposed. The strategy set out in Policy S2.2(iv) including proposed allocated sites LYD007 – LYD009 and LYD011 has been supported through the process to prepare the SAMDev Plan and is considered to provide the most sustainable pattern of development for the town, utilising an important but visually intrusive brownfield redevelopment opportunity. Site assessments of the proposed housing allocations LYD007 – LYD009 have not raised insurmountable issues in relation to the highway access and the junction onto the principal B4385. The potential for conflict from the close proximity of the sites is reflected in the policy requirement for "local highway / junction safety improvements as part of the development of the allocated housing sites". The Proposed Changes to the Pre-Submission Plan also proposes to reduce the capacity of site LYD009 to just two dwellings thereby reducing potential new traffic movements around this junction. Other detailed matters in relation to the conservation of heritage assets, their settings and the character of the Conservation Area will be addressed through the development management process on submission of an application(s) to develop sites LYD007 – LYD009 and LYD011.

10. **Availability of allocated housing site LYD009.** Mr Philip Needham the landowner of allocated housing site LYD009 wishes to remove this site from Policy S2.2(iv).

**Response: Proposed Change :** Amend Policy S2.2(iv) second paragraph, first sentence to read: "*Site LYD009 has frontage highway access directly onto the B4385 and is expected to be developed independently from the adjoining allocations at LYD007 and LYD008*" Amend Policy S2.29(iv) development guidelines for site LYD009 to read: "*Brownfield redevelopment opportunity on an under used and*



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*visually intrusive former garage site ~~which includes~~ **including** an existing residential bungalow **which is expected to remain on the site.** .....The site could accommodate **2 new dwellings** ~~around 3~~ subject to dwelling type and size **and the impacts of a covenant affecting part of the site**". ~~The existing bungalow also affords the opportunity for a replacement dwelling to increase the overall site capacity to 4 dwellings.~~ Amend column on 'Provision' to show '2' new dwellings*

**11. Probity of the openness and transparency of the preparation of Policy S2.2(iv).**

Various respondents object to Policy S2.2(iv) because the strategy does not satisfy the requirements of the Lydbury North Housing Needs Survey nor fully consider the results of local consultation on proposed development sites and the decisions taken by Lydbury North Parish Council on the SAMDev strategy have not been available for public scrutiny because they are not reasonable and sound due to personal interests held by Parish Councillors

**Response:** No changes proposed. It is acknowledged that the integrity of the habitats protected by the Special Area of Conservation in the River Clun are at risk due to the effects of operations and development in the catchment of the River Clun. This matter is being investigated by the relevant stakeholders through the preparation of a Nutrient Management Plan from which an action strategy for the Clun catchment to ensure that operations and development may proceed again in the near future including the development strategy for Lydbury North. This development strategy has been prepared in consultation with the local community in accordance with the Statement of Community Involvement. Consultations were undertaken in June 2010, March 2012, July 2013 and March 2014. In addition, local consultations by the Parish Council included minuted Council and public meetings and a Housing Needs Survey (July 2012) and Consultation on Development Sites (June 2013). Whilst, sites LYD001 and LYD002 were initially preferred, these two sole options identified early in the process did not meet the demands of the community for smaller development located around the village. This latter option of choosing smaller sites, provided the opportunity to manage the impacts of development in the historic core of the settlement, more readily integrate new development and to redevelop a sustainable brownfield opportunity now known as site LYD009 – see response to Needham SM12, 074. Although not preferred to the same extent as the larger site LYD001 initially identified, the strategy for smaller sites comprising LYD007 – LYD009 and LYD011 was a preferred option. This latter strategy now included in the SAMDev provides a more responsive approach to development with a number of sites that can each be delivered and completed in a phased programme during the plan period.

**12. Justification for a causal relationship between changes in the River Clun SAC and development in the Clun catchment.**

Plowden Estates (c/o Balfours) suggest that restrictions in Policy S2.2(iv) on development in the Clun catchment are unnecessary because there is a general presumption for conservation in the Core Strategy and the River Clun SAC is protected by statute as an internationally recognised habitat but that evidence suggests that the fresh water pearl mussels are functionally extinct as evidenced by the draft Nutrient Management Plan. These respondents therefore suggest that the restrictions on development in Policy S2.2(iv) are not justified because Lydbury North is 10km from the River Clun SAC and there

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is no causal link between development and the obsolescence of the mussel colony. The unrealistic phosphate stripping requirements for discharge into the River Clun and the proposed management strategy for the Clun catchment are therefore unnecessary.

**Response:** No changes proposed. *See response to 2 above*

**Policy S2.2(vi) – Clungunford Cluster**

13. **Non-compliance with the Habitats Regulations in Clungunford affecting the River Clun SAC.** Natural England suggest that to comply with the Habitat Regulations it is necessary for development in Clungunford Parish to either be phased in accordance with the Severn Trent Water – Asset Management Programme or development should be required to ensure that effluent arising is pumped out of the River Clun catchment

**Response: Proposed Change. Proposed Change:** A co-ordinated approach had been taken to addressing the issues raised by Natural England with respect to MD12 and the recommendations arising from the SAMDev HRA. Further detail is given in the Statement of Common Ground between Shropshire Council and Natural England. Consequent changes to Policy S2.2(vi) are:

Delete the following paragraph in Policy S2.2 (vi). ~~All development in Clungunford Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and the agreed management strategy for the river catchment~~ Insert new paragraph 5.18A to the explanation to Policy S2.2 to read: **‘The Plan HRA indicates that development in the Community Hubs of Bucknell, Clun, Lydbury North, and the Community Cluster of Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.**

**Policy S2.2(x) - Worthen with Shelve Cluster**

14. **Justification for objectively assessed housing need and proper designation of settlements in Worthen with Shelve Parish.** Hereford Diocesan Board of Finance objects to the housing growth target in Worthen with Shelve Parish and the reduction to 30 dwellings (from 60 dwellings) and question whether this is based on an objectively assessed need. This respondent also objects to the designation of Worthen and Brockton in a Community Cluster and consider that their role and function indicate they are jointly a Community Hub. It is considered that these issues and possible phasing of development provide insufficient flexibility over housing growth. Encouragement for windfall development in Policy S2.2(x) is supported and land at Brookside Gardens, Worthen is promoted as a windfall site.

**Response:** No changes proposed. The Policy S2.2(x) has been developed to enable the communities of Worthen and Brockton to meet their existing and future development needs whilst conserving their individual identity and the character of their respective settlements. The Policy has therefore identified a Cluster of settlements around each of the two principal settlements and seeks to ensure that each principal settlement maintains its separate identity. In this respect, a Cluster of

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complementary settlements is more appropriate than a Hub of two artificially linked villages. The Parish Council have influenced the housing guideline on the basis of local knowledge which has led to the reduction in the guideline from 60 dwellings to 30 dwellings through the removal of potential allocated site WORTH002. This site was considered to be unsustainable due to a number of related site constraints. The residual housing strategy provides for significant small scale housing opportunities across the 9 potential development settlements of the Cluster.

**Policy S2.3 – Bishops Castle Area Policy**

**15. Non-compliance with the Habitats Regulations affecting the River Clun SAC.**

Natural England considers that the Plan is not sound with respect to the River Clun SAC. In particular, they state that policy S2.3 (area wide policies and other allocations) is not in compliance with the Habitat Regulations as it does not provide sufficient guidance and would benefit from more detail on the management of development. They suggest that the detailed phasing of developments be included in the policy. If, (because the Nutrient Management Plan has not been completed) this is not possible, then the policy must set out when such information will become available and how it will be incorporated into the Plan, possibly through the preparation of a River Clun SAC SPD.

**Response: Proposed Changes** A co-ordinated approach had been taken to addressing the issues raised by Natural England with respect to MD12 and the recommendations arising from the SAMDev HRA. Further detail is given in the Statement of Common Ground between Shropshire Council and Natural England. Consequent changes to Area Policy S2.3 are:

~~Delete first paragraph to Policy S2.3 and insert new text to read: 'The River Clun Special Area of Conservation (SAC) will be protected by ensuring that all development in the River Clun catchment, including in the town of Bishop's Castle, clearly demonstrates that it will not adversely affect the integrity of the SAC. New development must incorporate measures to protect the SAC. These includes phasing development appropriately to take account of infrastructure improvements, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18 and the guidance in the Sustainable Design SPD and the Water Management SPD. The Plan HRA indicates that development in the Bishop's Castle area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.'~~

Delete paragraphs paragraphs 5.20 and 5.21 to the Explanation to Policy S2.3 and insert new paragraph 5.20 to read:

~~'5.20 Much of the south-western part of the Bishop's Castle area is in the river Clun catchment. Part of the river Clun is a Special Area of Conservation (SAC) which is afforded the highest levels of protection under the Conservation of Habitats and Species Regulations 2010 (as amended – the Habitats Regulations) and the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (Habitats Directive). Although the river is an important environmental asset, the particular feature for which the SAC is notified is the~~

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~~Freshwater Pearl Mussel. The SAC is currently assessed as being in an unfavourable condition for a number of reasons, including high levels of silt and nutrients (particularly Nitrogen and phosphate) which affect the health of the pearl mussel population. Natural England and the Environment Agency are producing the River Clun SAC Nutrient Management Plan (NMP), due to be published by April 2014. The aim of the NMP is to provide a long term, whole catchment view of the options that will be required to restore the River Clun SAC to favourable condition;~~

~~5.21 Whilst this integrated catchment approach is important, ensuring a wide range of measures are employed to reduce nutrient loads, it is vital that new development contributes positively alongside wider land management measures. In accordance with Policy CS18, new development must contribute to sustainable water management, by enhancing and protecting water quality and ensuring there is adequate water infrastructure in place to serve the proposed development. New development must be phased appropriately to take account of improvements to infrastructure and apply the highest standards of sustainable design in accordance with CS6 and MD2. In addition, a Habitat Regulation Assessment must be carried out by the LPA for any new development within the Clun catchment and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the River Clun SAC will not be granted planning permission;~~

**5.20 The Plan HRA indicates that development in the Bishop's Castle area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.**

**16. Justification for a causal relationship between changes in the River Clun SAC and development in the Clun catchment.** Plowden Estates (c/o Balfours) suggest that restrictions in Policy S2.2(iv) on development in the Clun catchment are unnecessary because there is a general presumption for conservation in Core Strategy and the River Clun SAC is protected by statute as an internationally recognised habitat but that evidence suggests that the fresh water pearl mussels are functionally extinct as evidenced by the draft Nutrient Management Plan. These respondents therefore suggest that the restrictions on development in Policy S2.2(iv) are not justified because Lydbury North is 10km from the River Clun SAC and there is no causal link between development and the obsolescence of the mussel colony. The unrealistic phosphate stripping requirements for discharge into the River Clun and the proposed management strategy for the Clun catchment are therefore unnecessary.

**Response:** No changes proposed. *See response to 2, 7 and 15 above*

### **S3 – Bridgnorth Area**



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**Key Issues & response:**

1. **Legal Compliance with:**
  - the Shropshire Statement of Community Involvement 2011;
  - the Shropshire Sustainability Appraisal and Summary Report 2014;
  - the Strategic Housing Market Assessment 2014;
  - the Strategic Housing Land Availability Assessment 2014.
2. **Local preference for a smaller scale of housing (1,000 dwellings) and employment growth (approx. 6 hectares) comprising (1) housing development contained within the town on brownfield redevelopment sites and (2) reliance on the remaining development capacity of existing employment sites;**
3. **Cannebuff: Representations on behalf of the landowner and a potential operator for Cannebuff seek to cast doubt on the deliverability of the committed Barnsley Lane and Woodcote Wood sites and seek to promote Cannebuff as a deliverable alternative resource to address any shortfall;**
4. **Suitability and flexibility of development opportunities in Bridgnorth;**
5. **The SAMDev Plan should set out a robust, transparent and inclusive process for Parish Councils to determine the need for new Community Hubs and Clusters through the preparation of Neighbourhood or community Led Plans;**
6. **A review of the Green Belt should have been included in the current SAMDev Plan;**
7. **A flexible policy to permit the oversupply of housing land to increase the delivery of affordable housing above current policy requirements.**

**Policy S3.1 - Bridgnorth town**

2. **Legal Compliance with:**
  - a. **the Shropshire Statement of Community Involvement 2011.** Bridgnorth Civic Society asserts that the plan and Policy S3.1 has not been prepared in accordance with the Shropshire SCI 2011 and so, is not legally compliant.  
**Response:** No changes proposed. This development strategy has been prepared in consultation with the local community in accordance with the Statement of Community Involvement. Consultations were undertaken in June 2010, March 2012, July 2013 and March 2014. In addition, these local consultations have been supported by regular meetings with the Town and Parish Councils affected by the extensive proposals at Tasley.
  - b. **the Shropshire Sustainability Appraisal and Summary Report 2014.** Bridgnorth Civic Society and other respondents assert that the Sustainability Appraisal of Policy S3.1 does not adequately assess the Bridgnorth strategy and makes ungrounded assumptions about the investments and benefits arising from higher levels of development including the quality of the design which anecdotally is better in smaller housing schemes  
**Response:** No changes proposed. It is accepted that, at the heart of the discussion over the future of Bridgnorth, there is tension between balancing the protection of this historic town with the need to attract investment and maintain the town as a focal point for the south-east of the County. There are clear sustainability benefits from a more constrained strategy to progressively develop urban brownfield development opportunities in Bridgnorth. However, the SAMDev Plan addresses the need to take significant decisions to open up new areas of land to accommodate the town's long term future. This recognises that Bridgnorth is the second largest Market Town in Shropshire which requires a significant supply of good quality development land to capture the opportunities created by the location, situation and role and function of the town.

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- c. **the Strategic Housing Market Assessment 2014.** Bridgnorth Civic Society asserts that the Shropshire Strategic Housing Market Assessment required in NPPF, para 159 has not addressed the need to co-operate with neighbouring authorities including Telford & Wrekin Borough Council to address the full range of cross boundary housing needs.

**Response:** No changes proposed. Bridgnorth is the second largest of 5 Market Towns in Shropshire which are key to the sustainable growth of the rural areas of Shropshire. Bridgnorth town located on the western edge of the West Midland conurbation also offers considerable potential to attract investment into Shropshire and to trade into these larger urban markets. The opportunities arising from the provision of a good quality supply of employment land are therefore significant and require an appropriate scale of development to capture these opportunities. In turn, the demand for housing in Bridgnorth from those who would commute between homes and employment could create an unsustainable pattern of development which would be harmful to the local community, in the absence of good quality, developable employment land. This strategy will inevitably lead to a degree of tension between the requirement for Bridgnorth to meet its own needs and the interests of neighbouring areas. The provision of good quality employment land in areas close to administrative boundaries will, however, provide a long term benefit by improving the range and choice of investment options in this location.

- d. **the Strategic Housing Land Availability Assessment 2014.** Various respondents recommend that available brownfield redevelopment opportunities in Bridgnorth town recognised in the Shropshire Strategic Housing Land Availability Assessment should be utilised before new greenfield and is released for development on the edge of the town.

**Response:** No changes proposed. The eastern side of Bridgnorth is unfortunately constrained by the West Midland Green Belt. The proposed new development has, by necessity, been located to the west extending into adjoining parishes and lessening cross boundary conflicts, in order to access suitable sites capable of accommodating the required scale of development. The proposed site allocations represent a comprehensive mixed use scheme with no landownership or co-ordination barriers to delivery. This comprehensive development has the potential to deliver a sustainable urban extension to Bridgnorth to meet the housing, employment and service needs of the town over the plan period. This comprehensive scheme will also deliver essential infrastructure investments to benefit the town and those communities within and around the extensive development sites. It is considered that the benefits of this scheme in terms of its scale, investment potential, developability, viability and longer term potential exceed the potential sustainability benefits offered by a strategy to progressively redevelop existing urban brownfield sites.

3. **Local preference for a smaller scale of housing (1,000 dwellings) and employment growth (approx. 6 hectares) comprising (1) housing development contained within the town on brownfield redevelopment sites and (2) reliance on the remaining development capacity of existing employment sites.**

Bridgnorth Town Council and other respondents recommend that the scale of development be reduced to 1,000 dwellings and 12.4 hectares of employment land which will permit the removal of allocated sites around Wenlock Road and Church Lane and to retain the existing Livestock Market on its current site and to review the need for employment land south of the A458 in the SAMDev Submission Plan.

**Response:** No changes proposed. Bridgnorth is the second largest of 5 Market Towns in Shropshire which are key to the sustainable growth of the rural areas of Shropshire. Bridgnorth town located on the western edge of the West Midland

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conurbation also offers considerable potential to attract investment into Shropshire and to trade into these larger urban markets. The opportunities arising from the provision of a good quality supply of employment land are therefore significant and require an appropriate scale of development to capture these opportunities. In turn, the demand for housing in Bridgnorth from those who would commute between homes and employment could create an unsustainable pattern of development which would be harmful to the local community, in the absence of good quality, developable employment land. This strategy will inevitably lead to a degree of tension between the requirement for Bridgnorth to meet its own needs and the interests of neighbouring areas. The provision of good quality employment land in areas close to administrative boundaries will, however, provide a long term benefit by improving the range and choice of investment options in these location. The eastern side of Bridgnorth is unfortunately constrained by the West Midland Green Belt. The proposed new development has, by necessity, been located to the west extending into adjoining parishes and lessening cross boundary conflicts, in order to access suitable sites capable of accommodating the required scale of development. The proposed site allocations represent a comprehensive mixed use scheme with no landownership or co-ordination barriers to delivery. This comprehensive development has the potential to deliver a sustainable urban extension to Bridgnorth to meet the housing, employment and service needs of the town over the plan period. This comprehensive scheme will also deliver essential infrastructure investments to benefit the town and those communities within and around the extensive development sites. It is considered that the benefits of this scheme in terms of its scale, investment potential, developability, viability and longer term potential exceed the potential sustainability benefits offered by a strategy to progressively redevelop existing urban brownfield sites.

4. **Cannebuff:** Representations on behalf of the landowner and a potential operator for Cannebuff seek to cast doubt on the deliverability of the committed Barnsley Lane and Woodcote Wood sites and seek to promote Cannebuff as a deliverable alternative resource to address any shortfall;

**Response:** No changes proposed. **See response to Policy MD5**

5. **Suitability and flexibility of development opportunities in Bridgnorth**

**Response: Proposed changes.** Development Guidelines for site ELR011b in Policy S3.1 should be changed to read “Allocated for the relocation of the existing livestock market together with its existing *or alternative* ancillary uses only. Suitable landscaping and woodland planting will be provided along the site edge”. Amend Policy S3.1(2) to read “Around 1,400 **dwelling** homes and around ~~49~~ **12.4** hectares of employment land **with 6.6 hectares to relocate the existing Livestock Market** will be delivered in Bridgnorth on a mix of windfall and allocated sites...” Amend the Schedules in Policy S3 to reflect the standard formatting for the SAMDev document.

### **Policy S3.3 – Bridgnorth Area Policy**

6. **The SAMDev Plan should set out a robust, transparent and inclusive process for Parish Councils to determine the need for new Community Hubs and Clusters through the preparation of Neighbourhood or community Led Plans**

**Response:** No changes proposed. The process of determining Community Hubs and Clusters has also considered the sustainability objectives of the NPPF in para 86. The Council considers that the Plan identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target and that the Plan policies enable sufficient sites to come forward to meet the housing guidelines for the individual settlements identified. The proposed network of Community Hubs and Cluster settlements can be reviewed as part of the proposed regular reviews of the Local Plan.

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7. **A review of the Green Belt should have been included in the current SAMDev Plan.** Various respondents assert that a review of the Green belt in the current SAMDev Plan would have presented more development opportunities around Bridgnorth permitting the release of land for housing adjoining Stanmore Industrial Estate with access to existing employment and economic development opportunities and a lower visual and environmental impact on the setting of Bridgnorth town. This could also be applied to areas of east Shropshire including Ditton Priors and Worfield.  
**Response:** No changes proposed. In relation to Policy S3.1 it should be noted that para 5.24 of the explanation states that: "Great concerns were raised by the local community about the concentration of development at Tasley and crossing the by-pass, but at present time the town has little option but to extend in a north-west direction due to Green Belt, topographical and landscape constraints in all other directions. **It is recognised that the Green Belt will need to be reviewed in the next Local Plan review**".
8. **A flexible policy to permit the oversupply of housing land to increase the delivery of affordable housing above current policy requirements.** The Needs family assert that the review of the Green Belt could have permitted a more flexible policy to permit the development of rural land where the landowner agreed to deliver 50% of the new housing to meet the local affordable housing need.  
**Response:** No changes proposed. The Core Strategy sets the strategic approach to sustainable development including provision in Policy CS5 for the countryside and Green Belt. This provides for sustainable development needs through provision for anticipated expansion at Shifnal and Albrighton. The Policy in conjunction with Policy CS5 makes provision for appropriate development in the Green Belt, including some local needs affordable housing on exception sites.

## **S4 – Broseley Area**

### **Key issues & SC Response**

1. **Strategy in reference to Broseley's historic environment thought to be unclear**
2. **Housing guideline and lack of housing allocations**
3. **Employment land reduction**
4. **Lack of hubs and clusters identified within Broseley**
5. **Alteration of the development boundary**

1. **Strategy in reference to Broseley's historic environment thought to be unclear**

One representation considered Broseley's settlement strategy to be unclear in relation to the historic environment, with amendments needed. Comments were made regarding reference to historic assets and the policy's relationship with MD13 and potential adverse impacts on the World Heritage Site at Ironbridge.

**Response:** - With regards to the World Heritage Site Core Strategy Policy CS17 makes clear reference to the importance of the setting of World Heritage Sites in Shropshire and no changes are proposed. A minor change is proposed to clarify the Policy S4.5 (page 108) in relation to heritage assets to read: "Tourist related development will be supported where it enhances an existing business on the same site, offers a conservation gain by restoring or improving the sustainable use of a heritage **asset feature in accordance with MD13**, or creates a new tourism related business on a suitable infill or brownfield site."

2. **Housing guideline and lack of housing allocations**

A representation has been received stating that the SAMDev Plan sets out an unrealistically low level of future development in the town due to existing commitments and completions



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and it therefore leads to a lack of housing allocations which otherwise should be included. It is felt that sites in Broseley should be considered. A further representation has been received which stated that the potential sites for Broseley have been assessed in isolation, with no realistic options assessed. As such, it is considered the Plan doesn't conform to NPPF requirements. One respondent has put forward a site for promotion within the Plan (Land at Benthall) and a number of sites to the south of the town have been suggested.

**Response:** - The housing guideline reflects outstanding commitments and past completions in Broseley and takes into account the outcomes of significant local consultation as set out in the Technical Background Paper and Consultation Statement. It is considered to be realistic when assessed against infrastructure and environmental constraints and is in line with the indicative requirements set out in Core Strategy. It is felt the remainder of the housing guideline can be dealt with through windfall development (as set out in the Technical Background Paper (March 2014)) taking into account completions and commitments, which are considered deliverable. There is therefore no need to allocate housing sites.

### **3. Employment land reduction**

An objection has been raised to the reduction of employment land, which is thought would undermine the future success of Broseley. Issue raised about the alteration of the development boundary, which is felt may limit opportunities to the north west of the town.

**Response:** - The proposed SAMDev Policy S4: Broseley states that "over the period 2006 to 2026, around 2 hectares of employment land are planned for Broseley". It is expected that this will largely be delivered (1.3ha) on land south of Avenue Road which is allocated for employment generating development comprising small scale office, workshop and light industrial uses (Class B1 uses) with access directly off Avenue Road. It is expected that the balance of development (0.7ha) will have already been developed in part, or will comprise future small scale growth and expansion within the town. There is no intention to limit employment growth in Broseley to less than 2ha. Broseley was identified in the Shropshire Employment Land Review as having only a limited supply of available employment land and requiring further employment land to be provided. No changes proposed.

### **4. Lack of hubs and clusters identified within Broseley**

A representation was received that highlighted concerns with the lack of Community Hubs and Clusters in the rural area.

**Response:** - The approach to the rural areas is consistent with localism principles espoused by NPPF, even if it produces inconsistencies in comparison to traditional approach to determining scale and distribution of new development in the rural areas. No changes are proposed.

### **5. Alteration to the development boundary**

An objection has been raised to the alteration of the development boundary, which will remove a number of undeveloped sites from the Broseley area.

**Response:** - The development boundary for Broseley has undergone significant local consultation (through the community led planning exercise (as set out in the Technical Background Paper) and has been extended in the north east of the town. It is considered to be appropriate to meet the local development needs of the town through the application of Policies MD3 and S4.

## **S5 - Church Stretton Area**

### **Key issues & SC Response**

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- **The allocation of the School Playing Fields (CSTR018)**
- **The housing guideline**
- **The release of further greenfield land to the east of the A49 for housing**
- **The allocation of The Leasowes (CSTR019)**
- **The reliance on windfall development**
- **The strategy does not meet the objectively assessed need for housing.**

**1. The allocation of the School Playing Fields (CSTR018)**

Many respondents object to the allocation of the school playing fields. There is concern that development would adversely affect visual amenity and thus negatively impact on tourism, that the site is undeliverable as there is no evidence that the landowner agreement has been reached yet and that the site would not be needed if the housing guideline were lower,

**Response: No changes proposed.**

The Council is tasked with putting forward a sound Plan to deliver the Core Strategy requirement for growth in Church Stretton that balances environmental constraints with meeting local needs. This involves the identification of sufficient suitable and deliverable sites for housing development. The allocation of this site is the culmination of a long process of considering the best way to provide for new housing in the town in the period to 2026. This has identified and assessed options in the light of both an evolving evidence base and the issues arising from three public consultations. As a result of this, the Council is confident that this site is an appropriate location for housing development in Church Stretton and that its allocation will contribute to the delivery of Core Strategy requirements.

**2. The housing guideline.**

Some respondents considered the Plan to be unsound because the housing guideline is too high. There is concern that; it is not based on local need; the tourism industry would be adversely affected because the scale and nature of the town would be changed; it is contrary to NPPF para 115 which give great weight to the protection of AONBs; it would cause an unacceptable increase in population and there is no evidence to support such a high target. Two site promoters consider that the guideline is too low and should be increased so that (their) additional sites (New House Farm, Snatchfields) can be allocated.

**Response: No changes proposed.**

The need for housing and employment land need has been determined by the Core Strategy which also sets out the strategic approach to delivery. The rationale for individual settlements is set out in the Technical Background Paper (March 2014). The development strategy for Church Stretton is designed to enhance the long term sustainability of the town whilst minimising other impacts including any which might affect the tourism industry. The Technical Background Paper addresses consistency with the NPPF (para 115) requirements to protect the AONB.

**3. The release of further greenfield land to the east of the A49 for housing.**

The nature of the comments from many of the respondents (including from the Town Council) suggests an assumption that this part of the settlement policy means that the New House Farm site(s) CSTR027 and ELR070 will be included in the Plan. Many respondents object on the grounds that the (assumed) inclusion of these sites is contrary to CS6, CS17, NPPF paragraph 115 (which gives great weight to conserving the landscape and scenic beauty of AONBs) and is inconsistent or duplicates MD3. Other respondents cite the strong community opposition to these sites at the Revised Preferred Options stage.

**Response: No changes proposed.**

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The Council considers that this direction of growth helps to deliver CS3 and that the site assessment process on which the policy is based complements, rather than conflicts with CS17. Furthermore, the policy provides clarity on the most appropriate direction of growth should the development guideline for the town not be met and is thus in line with MD3, para 4.

The policy is not site specific and does not indicate a preference for one site over another. The direction of growth indicated is based on the site assessment process carried during the preparation of the Plan (detailed assessment sheets are included in evidence base: Church Stretton housing sites assessment). The direction indicated reflects known constraints as follows:

- ❖ to the west of the town - natural and historic environment designations
- ❖ to the south west - flood risk
- ❖ to the north west- sites already allocated in the Plan. Good practice suggests that a range of sites in different locations will better enable delivery of Core Strategy housing requirements. Additionally, further development in this direction during the Plan period would be contrary to community concerns about the coalescence of settlements.

The views of the community have been taken into account: following representations to the Shropshire Council Cabinet meeting of 19th February 2014 it was decided at the Council meeting of 27th February that the Final Plan should propose the deletion of the two New House Farm sites for housing and employment (CSTR027 and ELR070) and replace these with the school playing fields (CSTR018) and the Leasowes (CSTR019) and Springbank Farm (ELR078).

**4. The Leasowes (CSTR019).**

Many respondents object to the allocation of The Leasowes. The main concerns are that the site is too far from the shops and the school and thus not in a sustainable location, that its allocation will exacerbate existing traffic problems on Sanford Avenue and/or that the existing infrastructure is insufficient, that the revised figure of 50 houses will create development at too high a density, that the changed housing figures have not been properly consulted on and that allocation conflicts with CS6.

**Response: No changes proposed.**

Following representations to the Shropshire Council Cabinet meeting of 19th February 2014 it was decided at the Council meeting of 27th February that the Final Plan should propose the deletion of the two New House Farm sites for housing and employment (CSTR027 and ELR070) and replace these with the school playing fields (CSTR018) and the Leasowes (CSTR019) and Springbank Farm (ELR078). Shropshire Council considered this to be an appropriate strategy to deliver the guideline of around 370 houses and around 1 ha of employment land whilst balancing environmental, social and economic concerns.

**5. The reliance on windfall development**

Two objections concern the allowance for windfall housing in the policy. This is considered to conflict with NPPF para 182. The main concerns are that the allowance does not provide for a reasonable certainty of delivery and that much of the windfall development since 2006 has been on exception sites or in residential gardens, the latter being excluded from windfall calculations by NPPF para 48.

**Response: No changes proposed**

See the Housing Delivery Statement and the SHLAA update 2014.

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**6. The strategy for Church Stretton is not based on the objectively assessed need for housing.**

The objection centres on the removal of the New House Farm site (CSTR027) from the Final Plan by Shropshire Council Members following pressure from the Town Council and local residents. It is suggested that the site was correctly objectively and positively assessed by professional planning officers and that there is no provision for this course of action in the NPPF, the Localism Act or the plan making section of the Planning and Compulsory Purchase Act 2004.

**Response: No changes proposed.**

Following representations to the Shropshire Council Cabinet meeting of 19th February 2014 it was decided at the Council meeting of 27th February that the Final Plan should propose the deletion of the two New House Farm sites for housing and employment (CSTR027 and ELR070) and replace these with the school playing fields (CSTR018) and the Leasowes (CSTR019) for about 50 houses each and Springbank Farm (ELR078) for 1.27 hectares of office space. Shropshire Council considered this to be an appropriate strategy to deliver the guideline of around 370 houses and around 1 ha of employment land whilst balancing environmental, social and economic concerns.

## **S6: Cleobury Mortimer Area**

### **Key issues & SC Response**

- 1. More housing should be identified in Cleobury Mortimer and wider area**
- 2. The number of houses allocations should be increased in Cleobury Mortimer**
- 3. Housing sites should be allocated at Hopton Wafers and Farlow**

**1. More housing should be identified in Cleobury Mortimer and wider area**

One representation questioned the overall ability of the SAMDev Plan to deliver the level of growth in the Cleobury Mortimer area required to meet a five year supply of land.

**Response:** - The housing requirement is considered to be realistic when assessed against infrastructure and environmental constraints and reflects local development aspirations and the overall housing approach set out in CS1 of the Core Strategy. The Technical Background Paper shows the amount of housing completed and that 'in the pipeline' for development. This demonstrates there is not a shortfall of 333 houses and with recent permissions the Plan needs to find around another 37 dwellings in the town. The Housing Delivery Technical Background Paper sets out evidence in relation to delivery across Shropshire as a whole. No changes are proposed.

**2. Housing allocations should be increased in Cleobury Mortimer**

One representation questioned whether enough land has been allocated in the town to meet the overall housing requirement in the Cleobury Mortimer and stated the Plan was therefore not effective.

**Response:** - The SAMDev Plan allocates appropriate sites to help meet the residual residential requirement in the town over the remainder of the Plan Period taking into account past delivery rates and existing commitments. This is outlined in the Technical Background Paper which shows the amount of housing completed and that 'in the pipeline' for development. No changes are proposed.

**3. Sites should be allocated at Hopton Wafers and Farlow**



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Tied in with the previous key issues land was put forward in Community Cluster settlements of Hopton Wafers and Farlow.

**Response:** - These sites have not previously been promoted during production of the SAMDev Plan. These settlements will have limited development over the Plan period and are not settlements where allocations are identified. The sites put forward will be included in the SHLAA database and future potential for housing development assessed through that mechanism. No changes are proposed.

## **S7 – Craven Arms**

### **Key issues & SC Response:**

- 1. Sound use of evidence about the natural and historic environment;**
- 2. Partnership working to deliver the ambitious strategy for Craven Arms;**
- 3. Local preference for alternative site proposals for the relocation of Euro Quality Lambs comprising (1) allocating only 3 hectares of employment land at Newington Farm and (2) using other employment sites for further value added processes;**
- 4. Suitability of meeting Craven Arms affordable housing needs on exceptions site CRAV002 in an adjoining Parish;**
- 5. Non-compliance with the Habitats Regulations in Craven Arms Area and Hopesay Parish affecting the River Clun SAC.**

### **Policy S7.1 - Craven Arms town**

- 1. Sound use of evidence about the natural and historic environment.** English Heritage considers that Policy S7.1 should address the key issues of landscape character (including the AONB) and the historic environment (including heritage assets and archaeology). The re-use, design, massing and materials for the redevelopment of CRAV030 - Newington Farmstead should particularly refer to evidence from the Historic Farmstead Project. Policy S7.1 should also identify policy links with Policy MD13 especially in relation to the need for archaeological assessments and surveys for the development of allocated sites in Craven Arms.

**Response: Proposed change.** . Policy S7.1 (5) should be amended to read: "...Development proposals will be required to satisfy the requirements of Policies **CS6**, CS13, CS14, CS15, CS16, **CS17**, **MD2**, MD3, MD4, MD10a, MD10b, **and** MD11, **MD12 and** MD13 as appropriate". It is recognised that Craven Arms is situated in close proximity to potentially significant archaeological remains and other physical evidence of previous settlement. This inter-relationship between the contemporary built form of the town and the archaeological evidence and built heritage assets of previous settlement may impact upon a number of the proposed allocated sites in Policy S7.1. The degree to which these conservation issues may be affected by the proposed strategy in Policy S7.1 is considered to be greater due to the scale of the development being proposed in the town. It is considered that, whilst any Local Plan should be properly be treated as a whole, specific cross referencing between Policy S7.1 and the broader policy framework of the Local plan will be helpful on this important point Other detailed matters in relation to the conservation of archaeological remains and heritage assets and their settings will be addressed

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through the development management process on submission of an application(s) to develop sites allocated for housing or employment use in Policy S7.1.

**2. Partnership working to deliver the ambitious strategy for Craven Arms.**

Highway Agency recognises the need for partnership working with Shropshire Council (and Network Rail) on the options for the location and configuration of a strategic highway junction to ELR053 and ELR055, possible revised access arrangements for Craven Arms Business Park, alterations to the existing strategic road junction on the A49T at Long Lane in order to deliver employment allocations ELR053, ELR055 and Craven Arms Business Park. Network Rail seeks policies within the SAMDev Plan specifically addressing investment in rail stations and level crossing in the Plan area.

**Response: No changes proposed.** Shropshire Council operates a comprehensive infrastructure plan which identifies infrastructure investment priorities for each parish in Shropshire and updates these annually. Network Rail have previously contributed to this process and have the ability to assess potential capacity constraints related to their stations derived from the impact of new development and to nominate these as investment priorities in the infrastructure plan. It is recognised in the supporting text (para 5.71) to Policy S7.1 that Network Rail have programmed the automation of the Long Lane level crossing over the Manchester to Cardiff rail line as part of their national improvement programme. Network Rail is therefore addressing, in part, the issue of the level crossing at Craven Arms. However, Policy S7.1 (para5.71) also recognises that automation of the level crossing could potentially lead to access constraints or traffic congestion on the A49 trunk road and at the junction with Long Lane. Network Rail are also exploring with Shropshire Council and other partners whether an alternative highway access solution in north Craven Arms would be technically and financially viable. This would be expected to take the form of a bridging solution over the rail line linking to the strategic and local road networks. This alternative highway configuration would then remove the need for the Long Lane level crossing. This potential new highway access solution would be delivered in part with proposed employment allocations ELR053 and ELR055 requiring the provision a new roundabout junction in the A49 trunk road at the north of the town. This potential alternative highway and bridge configuration would also require the support of the landowners of sites ELR053 and ELR055 and the support of the Highway Agency responsible to the strategic road network. The Highways Agency has also recognised this potential highway access configuration and their duty to co-operate in investigating this possible infrastructure solution to traffic and transport movements in north Craven Arms.

**3. Local preference for alternative site proposals for the relocation of Euro Quality Lambs comprising (1) allocating only 3 hectares of employment land at Newington Farm and (2) using other employment sites for further value added processes.** Various respondents suggest that a smaller area comprising only 3 hectares of land should be allocated at Newington Farm for the relocation of Euro Quality Lambs and the development of a new abattoir facility. These respondents suggest that any further development (i.e. for value added processes) be identified to the west of the A49T preferably on existing or new employment sites. This

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alternative development strategy advocates the existing employment allocation identified by the saved South Shropshire Local Plan (2005).

**Response: No changes proposed.** The previous allocation of 3ha of land at Newington Farmstead for the relocation of the Euro Quality Lambs (EQL) abattoir, adopted 9 years ago in the South Shropshire Local Plan (2005), has not been implemented because the smaller allocation does not satisfy the needs of the company for their relocation, expansion and growth and further restrictions on the site including restricting further value added operations around the abattoir, rendered the companies relocation plans, unviable. The proposed allocation of site ELR053 to the north of the previous allocation, properly addresses the needs of the company for a suitable and deliverable site for the relocation and growth of their company. The site of ELR053 has been shown to provide a suitable and available site with a potential highway access configuration onto the A49 trunk road, subject to the approval of the Highway Agency. Policy S7.1 recognises the challenges of delivering this significant development proposal. However, all other detailed matters in relation to the development of Newington Farm may be addressed through the development management process on submission of an application(s) to develop site ELR053 as recognised by Policy S7.1. and Schedule S7.1b.

4. **Suitability of meeting Craven Arms affordable housing needs on exceptions site CRAV002 in an adjoining Parish.** Various respondents concerned with the character and sustainability of Sibdon Carwood Parish question the suitability of CRAV002 for the development of affordable housing in Sibdon Carwood Parish. The respondents recommend that Craven Arms affordable housing need should be satisfied on sites within the built area of Craven Arms and not in the neighbouring Parish where there is no proven local need.

**Response: No changes proposed.** No change. The proposed allocation CRAV002 is located immediately to the west of Craven Arms. The site comprises open grazing land, situated in the countryside adjoining the roman road of Watling Street which marks the development boundary of Craven Arms running along the eastern boundary of site CRAV002. The land has been acquired (for sometime) by a Registered Social Landlord with the intention to provide an exceptions housing development to meet local needs. In the light of the proposed new funding programme by the Homes and Communities Agency, the RSL concerned has sought permission for site CRAV002 in relation to the objective of national policy and Core Strategy Policy CS11. The proposed development of CRAV002 is considered to be consistent with the NPPF and Core Strategy Policy CS11 which seeks "housing developments which help to balance the size, type and tenure of the local housing stock". In relation to the proposed development of site CRAV002, all other detailed matters may be addressed through the development management process.

**Policy S7.2(i) - Hopesay Cluster**

- 5a. **Non-compliance with the Habitats Regulations in Hopesay affecting the River Clun SAC.** Natural England suggest that to comply with the Habitat Regulations it is necessary for development to the west of Craven Arms to either be phased in accordance with the Severn Trent Water – Asset Management Programme or

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development should be required to ensure that effluent arising is pumped out of the River Clun catchment

**AND**

**Policy S7.3 – Craven Arms Area Policy**

- 5b. Compliance with the Habitats Regulations; River Clun SAC.** Natural England considers that the Plan is not sound with respect to the River Clun SAC. In particular, they state that policy S2.3 (area wide policies and other allocations) is not in compliance with the Habitat Regulations as it does not provide sufficient guidance and would benefit from more detail on the management of development. They suggest that the detailed phasing of developments be included in the policy. If, (because the Nutrient Management Plan has not been completed) this is not possible, then the policy must set out when such information will become available and how it will be incorporated into the Plan, possibly through the preparation of a River Clun SAC SPD.

**Response: Proposed Changes.** A co-ordinated approach has been taken to addressing the issues raised by Natural England with respect to MD12 and to the recommendations arising from the SAMDev HRA. Further detail will be given in a Statement of Common Ground which will be prepared between Shropshire Council and Natural England. Consequent changes to settlement strategies and supporting text have been proposed where relevant.

Insert new paragraph at end of Policy S7.2 and Policy 7.3 Cluster Development Strategy to read: **‘Mitigation measures will be required to remove the adverse effects of development in the Craven Arms area on the integrity of the River Clun SAC in accordance with Policy MD12.’**

Insert new paragraph 5.78a in explanation to read: **‘The Plan HRA indicates that development in the Community Cluster of Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End Rowton and Round Oak may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.’**

Delete the second paragraph of Policy S7.2(i) as follows: ~~‘The River Clun Special Area of Conservation (SAC) will be protected by ensuring that all development in the River Clun catchment, including in Hopesay Parish, clearly demonstrates that it will not adversely affect the integrity of the SAC. New development must incorporate measures to protect the SAC. These includes phasing development appropriately to take account of infrastructure improvements, particularly waste water infrastructure and applying the highest standards of design, in accordance with Policies CS6 and CS18 and the guidance in the Sustainable Design SPD and the Water Management SPD.’~~

Delete paragraphs 5.80 and 5.81 in the explanation to Policy S7.3 and insert new paragraph 5.80 to read: **‘The Plan HRA indicates that development in the Craven Arms area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water**

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**quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.'**

## **S8 – Ellesmere Area**

### **Key issues & SC Response:**

1. **Ellesmere;**
2. **Site ELL003 (Land South of Ellesmere);**
3. **Site ELL009 (Land off Church Street);**
4. **ELL016 (Land adj. cemetery);**
5. **Schedule S8.1c Leisure/Tourism Sites;**
6. **Cockshutt;**
7. **Dudleston Heath;**
8. **Welshampton**

1. **Ellesmere:** several site promoters consider it inappropriate to limit development opportunities to just a single site because it is too risky a strategy for the number of dwellings involved and may undermine delivery and limit choice for potential home owners in terms of location and house types. The deliverability of the preferred allocation is questioned in the context of flood risk. The possibilities for development in Ellesmere should be reassessed and further sites should be allocated;

**Response:** No changes proposed. The preferred site has been comprehensively assessed and is considered deliverable. The completed FRA for the site concludes that the development proposals will completely address flood risk issues on site, essentially reordering the floodplain to ensure that all types of development proposed (including more vulnerable) will be appropriate here in terms of flood risk. A range of alternative options for development in Ellesmere were considered and consulted on at Revised Preferred Options stage (2013) leading to allocation of the current site. No further or alternative site allocations are therefore required.

2. **ELL003:** Natural England is concerned that the Habitats Regulations Assessment undertaken to inform the SAMDev Plan is insufficient, and that the Habitats Regulations requirements are being inappropriately pushed down to the project stage. They consider that it would be more appropriate to assess possible mitigation options at Plan stage as it is possible that a strategic solution could be required, such as the provision of a country park and/or contributions to visitor management referred to in relation to ELL003a. English Heritage remains concerned that the development of the site may harm the significance and setting of the Ellesmere Conservation Area and a number of Listed Buildings because it is not clear whether the area closest to the Conservation Area and Listed Buildings has been taken out as we previously requested. The Environment Agency suggest that the policy text should highlight the need for a detailed FRA to demonstrate developable areas, to inform the final masterplan /development proposals;

**Response: Proposed Changes.** These changes are proposed are for consistency with updated HRA to address Natural England's concerns in relation to the Policy and Explanation for S8.1, Schedules S8.1a, S8.1c, the Policy and Explanation for S8.2 and to the Policy and Explanation for S8.3 and to the Development Guidelines for the Wood Lane Quarry Extension.

No other changes are proposed to ELL003. The site is allocated for leisure and tourism uses in principle, subject to further development guidelines which include the need to respect the setting of the Ellesmere Conservation area, the proximity of listed buildings at Ellesmere Yard and the setting and character of the Shropshire Union and Llangollen Branch canals. A supporting statement prepared by the site promoter indicates that a



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Heritage statement has been prepared which recognises the issue of the setting of the Listed Buildings. The Master Plan for the site has been amended in order to respond to this issue and the Historic Building Report is being updated to reflect this. This issue will be a key consideration (as set out in Policy MD13) during the consideration of any application to develop the allocated site. An FRA has been completed for the site and concludes that the development proposals will completely address flood risk issues on site, essentially reordering the floodplain to ensure that all types of development proposed (including more vulnerable) will be appropriate here in terms of flood risk.

3. **ELL009:** the promoter objects to the proposed boundary change which would exclude this site;

**Response:** No changes proposed. The Plan proposals for Ellesmere make adequate provision to deliver the development guideline and the potential contribution of this site must be balanced against the need to protect the Mere and its setting from development;

4. **ELL016:** The site promoter objects to draft Policy S8 on the grounds that it fails to address the urgent objectively assessed need for additional burial land within the town and suggests that should be identified for a small scale housing scheme, with a substantially increased area of land to be used as an extension to the adjoining cemetery;

**Response:** No changes proposed. The removal of this site was based on a wide range of significant potential impacts on the environment and economy of the town and this outcome was reinforced by the outcome of the subsequent appeal against refusal of planning consent for 2 homes. The need for additional burial land is recognised in the current Infrastructure Plan (Place Plan) for the town, but does not justify allocation of the site.

5. **Schedule S8.1c Leisure/Tourism Sites:** the Canal & River Trust request the replacement of the word “*including*” in the development guidelines with “*such as*” to overcome any issues relating to deliverability of the marina given the competing factors and variables between the Trust’s own application process, the planning process and the timescales involved in both plan preparation/adoption and actual delivery of marina schemes from initial proposal to commencement of work on site;

**Response:** A change is proposed to Schedule S8.1c to replace the word “*including*” in the development guidelines with “*such as*”:

6. **Cockshutt:** a site promoter considers that the current the current guideline for housing growth is too low and is not based on any objective assessment of its capacity for growth. It should therefore accept a greater level of development and further sites for housing development should be identified. A different site promoter considers that Cockshutt needs to deliver more houses than currently planned and whilst the preferred allocations within Cockshutt are broadly acceptable some or all of the identified growth should be redirected to site CO002a. There an objection to access to site CO002a via Church Green.

**Response:** No changes proposed. The housing guideline and the location and extent of preferred sites for Cockshutt are the product of extensive community engagement consistent with the principles of localism. The Plan makes adequate provision for the delivery of the level of housing in North-west Shropshire envisaged in the Core Strategy. The preferred sites have been comprehensively assessed and are considered deliverable and no further or alternative site allocations are therefore required.

7. **Dudleston Heath:** Welsh Water do not expect the proposed development to have an adverse impact on their sewerage network, but note that the site is crossed by a public sewer which may restrict development density for the site, or require an easement width or a possible diversion;

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**Response:** Change proposed to amend the development guidelines for the site to include reference to the need for the layout of the site to reflect the presence of a public sewer crossing the site.

8. **Welshampton** Welsh Water do not expect that the proposed level of growth would have an adverse impact upon their sewerage network, but note that the treatment works at Welshampton is very small and consideration should be given to the use of non-mains sewerage incorporating septic tanks in any new development to avoid the proposed level of growth overloading the capacity of the works.

**Response:** No changes proposed. The development guidelines for Welshampton already establish that all new development is subject to establishing adequate foul drainage and water supply.

## **S9: Highley area:**

### **Key issues & SC Response:**

- 1. Highley's housing requirement**
- 2. Development boundary not up to date**
- 3. Additional housing site for allocation**
- 4. Allocation of Land at Rhea Hall/Coronation Street (HIGH003)**

#### **1. Highley's housing requirement**

A number of representations consider the housing requirement for Highley in Policy S9. One representation suggested a higher overall requirement of 243 over the remainder of the Plan to reflect Highley's role as a key centre and due to the high number of completions and commitments already in the village. Another representation suggested that housing requirement should reflect up to date information on the expected level of development in the village (to effectively account for a recent application approval on the western edge of the town). A number of representations advocated a lower requirement stating that any new development will increase the need to travel, that road infrastructure is poor and development would increase carbon emissions, and that any development will negatively affect the character of the village.

**Response:** - Highley is already established as a Key Centre and is therefore considered to be a sustainable settlement for new housing development. The housing guideline reflects outstanding commitments and past completions in the village and takes into account the availability of deliverable development opportunities, and the outcomes of consultation. It is considered to be realistic when assessed against infrastructure and environmental constraints. The recent approved commitment for 58 houses at Jubilee Drive is considered to be additional to the planned requirement in the SAMDev Plan. All new development will have regard to the character of the village in accordance with CS6, CS7, MD2, MD12 and MD13. No changes are proposed.

#### **2. Development boundary considered not up to date**

One representation highlighted that the development boundary should be amended to include a recent outline permission for residential development at Jubilee Drive for 58 dwellings granted after the publication of the SAMDev Plan to provide clarity for the community and developers.

**Response:** - The application was approved following publication of the SAMDev Plan. It is considered to be additional to the proposals in the SAMDev Plan and was approved during a

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period where the Council could not demonstrate a five year supply of housing land. Although it was considered sustainable development in terms of the NPPF in relation to consideration of a planning application at that time it is not part of the overall SAMDev approach for development in Highley. No changes are proposed to amend the boundary at this stage.

**3. Additional housing site for allocation**

One representation from the site promoter suggested inclusion of an additional site for residential development at Redstone Drive (HIGH016).

**Response:-** This site has been assessed during preparation of the SAMDev Plan and an alternative site (HIGH003) was identified for inclusion as an allocation in preference to help meet Highley's housing requirement. No changes are proposed.

**4. Removal of HIGH003 as a housing allocation**

A number of representations suggested the removal of HIGH003 (land at Rhea Hall/Coronation Street). They were concerned about the loss of an open area, the lack of public open space as part of any new development, land contamination issues, and that removal of soil might lead to flooding for Park View to the east of the site. The representations were also concerned that an outline planning application granted on the site (12/02334/OUT) identified a lower housing capacity than outlined in the SAMDev. The representations also considered that the Council's Ecologist's comments on the application should be incorporated in to the SAMDev Plan.

**Response:** - The site has been subject to a thorough site assessment which also incorporated the Sustainability Appraisal. It is now subject to an outline planning consent (subject to S106) which has addressed technical issues appropriate to that level of planning permission and does identify a slightly lower capacity on the site than the SAMDev Plan. The SAMDev Plan recognises the need to mitigate/compensate for any potential impacts on protected species in schedule S9.1a. No changes are proposed.

## **S10 – Ludlow area**

**Key issues & SC Response:**

- 1. Ludlow's housing guideline**
- 2. Allocation of land south of Rocks Green (LUD017)**
- 3. Allocation of land east of the Eco Park (ELR059/LUD034) for residential/employment purposes**
- 4. Allocation of land south for Sheet Road (ELR058) for employment purposes**
- 5. Alternative/additional sites**
- 6. Development boundary changes**
- 7. Additional Community Hub/Clusters in the Ludlow area**

**1. Ludlow's housing guideline**

One representation contended that the housing requirement does not meet the spatial zone guidelines for delivery set out in the Core Strategy (in conjunction with the other market towns in the south) or the figures in the 2008 SHMAA and does therefore not meet the requirement to fulfil objectively assessed need as set out in the NPPF. Another representation contended that the balance of around 80 houses after allocations will not be delivered within the development boundary which undermines delivery of the housing requirement. The representations contend that additional or alternative site allocations should be identified to meet the housing requirement.



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**Response:** - The housing guideline reflects outstanding commitments and past completions in the town and takes into account the availability of deliverable development opportunities, and the outcomes of consultation. It is considered to be realistic when assessed against infrastructure and environmental constraints and is in line with the indicative range in the Core Strategy. Policy MD3 provides flexibility for the identification of further sites where it is considered unlikely housing guidelines for settlements will be met. The residual requirement equates to around 8 dwellings a year as windfall development. Although a number of brownfield opportunities have been taken up in recent years there remain some potential brownfield sites with a number of 'accepted' sites within the development boundary in the 2014 Draft SHLAA. The Housing Delivery Technical Background Paper sets out further information on windfall delivery. No changes are proposed.

**2. Allocation of land south of Rocks Green (LUD017)**

A number of representations were received regarding the allocation of land south of Rocks Green (LUD017). Two Representations stated that a full assessment of the implications on vehicular and pedestrian access and the level of infrastructure required to support development in this location was needed before it should take place. It was considered by one representation that the site was more remote than other alternatives, west of the A49, and therefore not consistent with the NPPF's overall aim of achieving sustainable development. An alternative site promoter objected on the basis that the site was considered to be not deliverable as any pedestrian crossing improvements would be costly and alternative sites should be considered that would not require such infrastructure investment. It was also objected to on the basis of its impacts on the landscape.

**Response:** - The identification of this site in the SAMDev Plan has been informed by a site assessment process which considered deliverability and incorporated Sustainability Appraisal. Alternative site options were also assessed. Policy S10 schedule S10.1a recognises the need for highways improvements and contribution towards appropriate provision if required. The Council is involved in ongoing discussion with the Highways Agency under the Duty to Co-operate to establish the most effective process to take this forward. The site promoter is supportive of this approach. Policy S10 includes the need for development proposals to take account of infrastructure constraints and requirements set out in the LDF Implementation Plan and Place Plans and positively contribute towards infrastructure improvements. This is further outlined in MD8 which provides overriding policy on delivery of infrastructure.

**3. Allocation of land east of the Eco Park (ELR059/LUD034) for residential/employment purposes**

A number of representations were received regarding the allocation of land east of the Ludlow Eco Park (LUD034/ELR059). Objections related to highways and access arrangements for the site especially when taken in combination with other potential development proposed south of Sheet Road. Two representations stated that a full assessment of the implications on vehicular and pedestrian access and the level of infrastructure required to support development in this location was needed before it should take place. It was also considered that the site was more remote than other alternatives, east of the A49, and therefore not consistent with the NPPF's overall aim of achieving sustainable development. It was also objected to on the basis of its impacts on the landscape.

**Response:** - The identification of this site in the SAMDev Plan has been informed by a site assessment process which considered deliverability and incorporated Sustainability

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Appraisal. Alternative site options were also assessed. This site also scores highly in the Employment Land Review. Achievement of suitable access and highways arrangements has been considered as part of the site assessment. Schedule S10.1a refers to the need to provide suitable access arrangements off Sheet Road and appropriate highways improvements. Policy S10 includes the need for development proposals to take account of infrastructure constraints and requirements set out in the LDF Implementation Plan and Place Plans and positively contribute towards infrastructure improvements. This is further outlined in MD8 which provides overriding policy on delivery of infrastructure. No changes are proposed.

**4. Allocation of land south for Sheet Road (ELR058) for employment purposes**

Representations were received regarding the allocation of Land south of Sheet Road (ELR058) relating to the impact on Sheet Road east of the A49 and the implications for achieving safe access, especially when considered in combination with the site north of Sheet Road and existing development west of the A49/Sheet Road junction. It was considered by one representation that the land should only be considered for employment development when existing brownfield sites in the town have been taken up. It was also considered to not be justified as the local Parish Council had expressed preference to have employment development located between Sheet Road and Rocks Green.

**Response:** - The site has been assessed as part of the site assessment process and is considered to be the most appropriate for employment uses in the town. This site also scores very highly in the Employment Land Review. The allocation of the site south of Sheet Road, east of the Eco Park and protection of existing employment areas identified on the Policies Map allows for a range and choice of employment land to help meet the needs of the town which is recognised as a key centre for employment in the area. Achievement of suitable access and highways arrangements has been considered as part of the site assessment. Schedule S10.1a refers to the need to provide suitable access arrangements off Sheet Road and appropriate highways improvements. No changes are proposed.

**5. Alternative/additional sites**

In relation to objections to the housing requirement and site allocation choices two alternative/additional sites were put forward for inclusion in the SAMDev Plan. Land at Foldgate Lane (LUD002/015) west of the A49 was put forward as an alternative and was considered by the representation to be a more sustainable location for development. Land north of Rocks Green (LUD019) was put forward as additional site for inclusion in Plan to help meet the overall housing requirement which was considered to be too low. The representation also considered that the Plan was not effective as it did not provide an allocation of additional retail floor space in Ludlow.

**Response:** - These sites were assessed during preparation of the SAMDev Plan, which also incorporated Sustainability Appraisal, and alternative sites have been identified for inclusion as an allocation in preference to help meet the housing requirement. The Development Boundary is considered to be appropriate to manage development in the town through the application of Policies S10 and MD3. Regarding the suggested retail allocation, the representation states that the town centre is constrained but provided no evidence (in terms of sequential and impact tests, retail expenditure capacity expenditure or qualitative/quantitative need) relating to why the allocation of retail development would be required in the town. No changes are proposed.

**6. Development boundary changes**

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Representations stated that the Policy was not sound as it did not include two areas of the development boundary. The first of these put forward a change around Camp Lane in the south west of the town. The representation suggested this was not justified by evidence or physical features and excludes a garden area from the boundary when other gardens in the location are included. The second representation referred to land at the Linney, to the north of the town centre. The omission was considered to be not justified by evidence as they had provided a supporting FRA and the land had been previously consulted on as potentially being within the boundary at Preferred Option stage.

**Response:** - The Development Boundary is considered to be appropriate to manage development in the town through the application of Policies S10 and MD3. No changes are proposed.

### **7. Additional Community Hub/Clusters**

Representation from site promoter considers that the sites allocated in Ludlow alone do not meet the requirements for the area and the SAMDev Plan is therefore not in line with the NPPF. The representation states that Ashford Carbonell should be included in the SAMDev Plan and a site allocated.

**Response:** - The Council considers that the Plan identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target and that the Plan policies enable sufficient sites to come forward to meet the housing guidelines for the individual settlements identified, including sites allocated following appropriate assessments and consultations, as set out in the Technical Background Paper (2014), Sustainability Appraisal Report and Consultation Statement. No changes are proposed.

## **S11 – Market Drayton area**

### **Key issues & SC Response:**

- 1. Cheswardine: the principal of the settlement's identification as a Community Hub;**
- 2. Hinstock: Increasing the housing guideline and including additional site allocations;**
- 3. Tyrley Cluster: the sustainability of the Cluster in relation to other reasonable options;**
- 4. Market Drayton: Over reliance on windfall to meet the housing guideline of 1,200 dwelling 2006-2026:**
- 5. Market Drayton: Deliverability of the greenfield sports facility**

- 1. Cheswardine:** It is felt that Cheswardine, having been allocated as a hub, would be unable to cope with any further development, due to the lack of public transport and poor infrastructure. However it is also thought that as Cheswardine has been identified as a community hub, a site should be allocated to help meet housing need. Support has been given to the inclusion of land south of Westcott Lane, as it is considered suitable for future residential development;

**Response:** No changes proposed. The new housing guideline for Cheswardine of 11 new dwellings is the product of extensive community engagement consistent with the principles of localism. The preferred delivery strategy for windfall development with the recent approval of 24 dwellings at Cheswardine Farm will ensure new development will deliver essential infrastructure investment whilst respecting the character of the village and conserving its historic core;

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2. **Hinstock:** Whilst there is support for Hinstock as it is considered a sustainable settlement, it is felt that further sites could be allocated, thereby increasing the housing guideline to take full advantage of the services available. Alternative sites have been promoted for future development, which are considered to have good access to amenities and the A49;

**Response:** No changes proposed. The Council considers that the Plan identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target. The Plan policies enable sufficient sites to come forward to meet the housing guidelines for the individual settlements. These housing guidelines are the product of extensive community engagement consistent with the principles of localism. In the Community Hub of Hinstock the two preferred allocations and opportunities for limited infilling will satisfy the housing guideline for 60 dwellings as set out in the Technical Background Paper (2014), Sustainability Appraisal Report and Consultation Statement supporting the SAMDev Plan;

3. **Tyrley Cluster:** It is felt by one respondent that the cluster of Tyrley, Woodseaves (Sutton Lane), Woodseaves (Sydnall Lane) is not sustainable, as reasonable alternatives have not been considered. It is proposed that development will not be sustainable due to poor infrastructure and a lack of housing need. An alternative hub, Buntingsdale, has been proposed. Further issues have been raised by respondents wishing to promote their sites and to have them included within the Plan;

**Response:** No changes proposed. The Council considers that the Plan identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target. The Plan policies enable sufficient sites to come forward to meet the housing guidelines for the individual settlements. These housing guidelines are the product of extensive community engagement consistent with the principles of localism. In the Community Cluster of Tyrley and Woodseaves (comprising Sutton Lane and Sydnall Lane only) the opportunities for limited infilling with existing commitments and built development will satisfy the housing guideline for 10 to 15 dwellings as set out in the Technical Background Paper (2014), Sustainability Appraisal Report and Consultation Statement supporting the SAMDev Plan;

4. **Market Drayton: over reliance on windfall:** There is considered to be an over reliance on windfall and infill sites to meet the housing target in Market Drayton. It is thought that this decision is not in accordance with NPPF and further Greenfield land should be allocated. Land has been promoted to Shropshire Council to make up this supply;

**Response:** No changes proposed. The proposed allocations with Market Drayton take account of existing boundaries to the south and north of the town in terms of the Tern Valley and town bypass (A53). Whilst the windfall allowance appears relatively high, this does reflect opportunities provided by identified sites within the SHLAA, alongside the level of delivery provided via housing completions and commitments. In addition, it also reflects the potential for development at Greenfields Lane later in the Plan period, following achievement of the local aspiration to relocate the Greenfields Sports Facility. This has been identified as the highest priority within Shropshire by the Football Association and is being pursued via an options appraisal and feasibility study. Further flexibility is provided by Policy MD3 and the Market Drayton settlement strategy which set out a future direction for growth to the north of the town taking into account identified opportunities along Adderley Road which are adjacent to the existing development boundary and do not require additional access off the A53;

5. **Market Drayton: Deliverability of the greenfield sports facility:** As part of the residential scheme for the town, new infrastructure includes an expansion to the Greenfield sports facility. It has been questioned about how deliverable this site is. There is a concern that part of the site may be used for housing and whether these

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housing figures have been included in the overall housing allocation. An issue has been raised over how this will stay in line with CIL requirements;

**Response:** No changes proposed. The proposed allocations were considered to provide a natural extension to the town whilst providing the opportunity to deliver a coordinated residential scheme for the town which can assist in the delivery of the long term aspiration for enhancing the Greenfields Sports Facility. The NPPF recommendation for testing the CIL alongside the Plan relates to the introduction of a CIL Charging Schedule rather than the use of those developer contributions. Shropshire Council has already undergone an independent examination of its CIL Charging Schedule which was found to provide the right balance and subsequently came into effect on 1 January 2012. The relocation of the Greenfields Sports facility has been identified as the number one priority within Shropshire by the Football Association and is reflected in the LDF Implementation Plan (Place Plans) as the mechanism by which infrastructure requirements and relative priority are identified, in accordance with Core Strategy Policy CS9. The current site is not deemed suitable for long term development and an options appraisal and feasibility study is therefore underway to assess the requirements for a replacement to the Greenfields Recreation Ground. Whilst relocation of the site will provide opportunity for additional residential development, the SAMDev Plan is not reliant on this to deliver housing within the plan period. The preferred allocations, existing commitments, completions and identified sites within the SHLAA alongside the flexibility provided by Policy MD3 will ensure new development will be delivered within the plan period.

## **S12 – Minsterley – Pontesbury area**

### **Key issues & SC Response:**

1. **The strategy for the Minsterley and Pontesbury area is supported by Pontesbury Parish Council;**
2. **Best practice procedures not used to present, explain and consult on the preferred allocations of development land in Policy S12.1;**
3. **Development at Hall Bank, Pontesbury is supported by the landowner but issues raised in relation to Flood Risk Assessment, traffic and amenity impacts and an alternative site is proposed in preference to Hall Bank, Pontesbury;**
4. **Inclusion of additional land adjoining site at Minsterley Road, Pontesbury requested;**
5. **Development at Hall Farm, Minsterley to secure conservation of historic farm buildings is supported but issues raised in relation to protection of heritage assets and an alternative site proposed at The Grove in preference to Hall Farm, Minsterley;**
6. **Development at Callow Lane, Minsterley is generally supported but issues raised in relation to protection of adjoining SSSI and an alternative site proposed at The Grove in preference to Callow Lane, Minsterley;**

1. **The strategy for the Minsterley and Pontesbury area is supported by Pontesbury Parish Council including the housing development guideline for the Minsterley and Pontesbury area.**

**Response:** Support for the SAMDev Plan and Policy S12.1 is welcomed

2. **Best practice procedures have not been used to present, explain and consult on the preferred allocations of development land in Policy S12.1 and so, the preferred sites are not consistent with the NPPF. In addition, the housing**



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**allocation at Minsterley Road increased from 0.2ha to 0.9ha without an adequate explanation of this change.**

**Response: No Change.** Sites have been allocated following appropriate assessments and consultations, as set out in the Technical Background Paper (2014), Sustainability Appraisal Report and Consultation Statement. It is considered that the preferred sites have been comprehensively assessed, are consistent with national guidance and any appropriate corrections or clarifications that have been made to supporting information are minor in nature and would not have materially affected the site selection processes.

- 3. Development at Hall Bank, Pontesbury is supported by the landowner but the Environment Agency require a Flood Risk Assessment to inform the detailed development proposals. However, concerns are raised regarding loss of amenity and character and the traffic impacts of the proposed Hall Bank development on the central one way road system in the village and on north-bound through traffic on the A488 passing along Hall Bank. An alternative development location is proposed on two adjacent sites at Main Road (PBY025) and adjoining David's Avenue (PBY030) to mitigate the traffic impacts of new development in the village.**

**Response: No Change.** Support for Policy S12.1 and the allocation of Hall Bank, Pontesbury is welcomed from the Environment Agency and the landowner, the Hereford Diocesan Board of Finance. The detailed guidance from the Environment Agency on developing Hall Bank, Pontesbury is noted. Sites have been allocated following appropriate assessments and consultations, as set out in the Technical Background Paper (2014), Sustainability Appraisal Report and Consultation Statement.

- 4. The proposed housing allocation at Minsterley Road, Pontesbury (PBY019) should also enclose the further plots of OS4512 (with proven lead contamination) and part of OS4922 as previously developed sites in the countryside. These additional plots should also be enclosed within the proposed development boundary for Pontesbury. The inclusion of these sites would not add a significant number of additional dwellings to the capacity of the proposed allocation at Minsterley Road, Pontesbury.**

**Response: No Change.** Sites have been allocated following appropriate assessments and consultations, as set out in the Technical Background Paper (2014), Sustainability Appraisal Report and Consultation Statement. It is considered that the preferred sites have been comprehensively assessed, are consistent with national guidance and any appropriate corrections or clarifications that have been made to supporting information are minor in nature and would not have materially affected the site selection process.

- 5. Development at Hall Farm, Minsterley to secure reuse and conservation of historic farm buildings is supported by English Heritage but they require that the heritage assets at the adjacent listed Minsterley Hall and its setting and the historic barns at Hall Farm will be protected and enhanced through the proposed development. An alternative development location is proposed at The Grove, Minsterley (MIN005R) to mitigate the adverse impacts of developing Hall Farm.** English Heritage supports the mixed use redevelopment of Hall Farm, Minsterley to secure an appropriate re-use and conservation of the historic farm buildings but the redevelopment must respect the principles and building layout in the

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Shropshire Historic Farmstead Mapping Project and respect the setting of the setting of the adjacent Grade I listed Minsterley Hall. Land at The Grove should be allocated for 65 dwellings as an alternative to the proposed allocations at Hall Farm and Callow Lane. Flood issues can be addressed at The Grove, the site is well related to the settlement and facilities & there are no other significant environmental or physical constraints to the development of the land. The site is expected to be more attractive to the market being larger and offers a more viable and deliverable allocation.

**Response: Proposed Change to paragraph 5.122 to Policy S12.1 on page 159.**

The wording of the policy explanation in para 5.122 should be amended to clarify that the redevelopment of Hall Farm, Minsterley is not proposed as enabling development for the adjacent Minsterley Hall. No further changes are required as the development guidelines for Hall Farm require “a comprehensive development scheme for the whole site which secures the appropriate re-use and conservation of historic farm buildings at Hall Farm’.

- 6. Development at Callow Lane, Minsterley is generally supported by Natural England and the Environment Agency but requires measures to conserve Minsterley Meadows SSSI and should control the impacts on downstream flood risks. An alternative development location is proposed at The Grove, Minsterley (MIN005R) to mitigate the adverse impacts of developing Callow Lane.** Natural England supports the requirement in the development guidelines for Callow Lane, Minsterley for the provision of a buffer zone on the eastern boundary to protect the adjoining Minsterley Meadows SSSI. It is recommended that the buffer zone should include the creation of Priority Habitat to contribute to national and local targets for habitat conservation. Environment Agency recommend that the ordinary watercourse downstream of the site should be modelled to assess the potential impact on the known flood risk downstream of the proposed housing allocation.
- Response: Proposed Changes to Schedule S12.1a for MIN007 Callow Lane Minsterley on page 157:**

- The wording of the development guidelines in S12A for Callow Lane, Minsterley should be amended to read: ‘The development will incorporate a buffer zone to the eastern boundary, appropriate landscaping and any other mitigation measures required to safeguard the adjoining SSSI. **Priority habitat should be created in the buffer zone to complement the adjacent SSSI habitat.** As part of the development, improved pedestrian access will be provided to the existing recreational area to the South of the site and other facilities.’
- The development guidelines for Callow Lane, Minsterley should also be changed to reflect the need for watercourse modelling on the site as part of the Strategic Flood Risk Assessment commissioned by this authority. Any necessary changes to the development guidelines for Callow Lane, Minsterley can be addressed as a minor change to the Plan on receipt of this new modelling data.
- Natural England’s support for the SAMDev Plan and Policy S12.1 is also welcomed.

## **S13 Much Wenlock area:**

### **Key issues & SC Response:**

- 1. The SAMDev Plan does not include any proposals for Much Wenlock**
- 2. Evidence to support housing delivery in the town**
- 3. Inclusion of a housing allocation in Much Wenlock**

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**4. Additional Community Hub/Clusters in the Much Wenlock area**

**1. The SAMDev Plan does not include any proposals for Much Wenlock**

One representation stated that the SAMDev Plan would not be effective or justified if it did not include proposals for Much Wenlock equivalent to the other market towns and key centres identified in Core Strategy Policy CS3. The representation argued that there is uncertainty around the Neighbourhood Plan referendum and the NP examination had agreed a housing requirement (equivalent to 260 dwellings between 2006 and 2026) which should be identified in the SAMDev Plan.

**Response:** In the Much Wenlock Neighbourhood Plan (MWNP) referendum held on 22 May, the majority of voters supported using it for determining planning applications. The MWNP is now due to be 'made' by Shropshire Council at a full Council meeting on 17 July. When the Plan is made its policies will be part of the formal Shropshire Council Development Plan covering the parish of Much Wenlock. The MWNP has been independently examined and is considered to set out an appropriate approach to sustainable development in the town and wider parish. No changes are proposed to the SAMDev Plan in light of the progress of the MWNP.

**2. Evidence to support housing delivery in the town**

Linked to the first issue is the concern raised about the lack of evidence to support deliverability of the housing requirement of 130 dwellings from 2011 to 2026 (irrespective of whether the NP is supported in the referendum or not). They argue that the tightly drawn development boundary would not provide the capacity and this is supported by evidence in the SHLAA.

**Response:** The MWNP independent examiner considered the plan to be deliverable. He also recommended a change to the Plan to ensure it was reviewed after 3 years with a specific focus on housing delivery in order to assess the progress on the granting of planning permissions and/or the delivery of housing in the Plan area. This change has been incorporated into the MWNP. No changes are proposed to the SAMDev Plan in light of the progress of the MWNP.

**3. Inclusion of a housing allocation**

Linked to the issues above the site promoter put forward a site at Land East of Bridgnorth Road for 85 dwellings. The representation argues that regardless of the outcome of the NP referendum the examination into the NP had agreed it is a sustainable site (and was included for around 25 dwellings in the submitted NP). The representation argues that to show delivery of the housing *requirement* in the NP an allocation is needed in the SAMDev Plan.

**Response:** The MWNP independent examiner considered the plan to be deliverable. He also recommended a change to the Plan to ensure it was reviewed after 3 years with a specific focus on housing delivery in order to assess the progress on the granting of planning permissions and/or the delivery of housing in the Plan area. This change has been incorporated into the MWNP. No changes are proposed to the SAMDev Plan in light of the progress of the MWNP.

**4. Additional Community Hub/Clusters in the Much Wenlock area**

A representation from site promoter considers that the approach taken to Community Hubs and Cluster identification means that the SAMDev Plan is not positively prepared



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and therefore not in line with the NPPF. The representation states that Cressage should be included in the SAMDev Plan and a site allocated.

**Response:** The Council considers that the Plan identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target and that the Plan policies enable sufficient sites to come forward to meet the housing guidelines for the individual settlements identified, including sites allocated following appropriate assessments and consultations, as set out in the Technical Background Paper (2014), Sustainability Appraisal Report and Consultation Statement. No changes are proposed.

## **S14 Oswestry Place Plan Area:**

### **Key issues & SC Response:**

1. Oswestry
2. Site OSW004 (Land off Whittington Road);
3. Sites OSW002 (land off Gobowen Road) & OSW003 (Oldport Farm);
4. Strategic Urban Extension (SUE);
5. Site OSW029 (Former Oswestry Leisure Centre)
6. Site OSW030 (The Cottams, Morda Road);
7. Oswestry Rural;
8. Kinnerley;
9. Weston Rhyn;
10. St Martins;
11. Llanymynech;
12. West Felton;
13. Park Hall Cluster.

1. **Oswestry:** A co-ordinated approach has been taken to addressing the issues raised by Natural England with respect to MD12 and to the recommendations arising from the SAMDev HRA. Further detail will be given in a Statement of Common Ground which will be prepared between Shropshire Council and Natural England. Consequent changes to settlement strategies and supporting text have been proposed where relevant.

#### **Response: Proposed Changes.**

Insert new paragraph at end of Policy S14.2 Hub and Cluster Settlements to read:  
**‘Mitigation measures will be required to remove the adverse effects of development in the Oswestry area on the integrity of the Montgomery Canal SAC in accordance with Policy MD12.’**

Delete part of Policy S14.2(iii): Llanymynech & Pant to read: ‘...Key development constraints for Llanymynech and Pant include ~~potential impacts on the Montgomery Canal Special Area of Conservation (SAC),~~ protected species and the historic environment. Critical infrastructure...’

Delete the second paragraph of the Development Guidelines for Land north of playing fields (LLAN009) as follows:  
~~‘The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC.’~~

Insert new paragraph 5.139a into the Explanation to Policy 14.2 to read: **‘The Plan HRA indicates that development in the Community Hub of Llanymynech and**

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**Pant may adversely affect the integrity of the Montgomery Canal SAC. Mitigation measures are required to remove harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.'**

2. **Site OSW004:** A significant number of respondents, including the Town Council consider that the continued allocation of site OSW004: Land at Whittington Road would have a significant adverse impact on the setting of Oswestry hillfort, and the archaeological potential of nearby land contrary to national guidance. Concerns are raised that public opinion regarding the site has been ignored in a way inconsistent with the Council's own SCI and that the Council has relied on unrepresentative evidence and has ignored alternative evidence commissioned by the protest group HOOOH. A number of respondents consider that the site is undeliverable since it is unlikely to receive planning consent and Shropshire Council has failed to sufficiently investigate and consider alternative sites such as brownfield sites within the town and Oswestry's SUE. A number of respondents consider that, in the context of the removal of sites OSW002 & 003, it will fail to deliver the package of benefits originally envisaged and should therefore be removed. English Heritage consider that whilst some development may be appropriate subject to 'design quality and its landscaping', design principles and master planning should be included within the Plan rather than deferred to planning applications stage. EH require a set of clear design principles on how the site could be brought forward in the context of its relationship to the hillfort and request a Masterplan to be developed in accordance with the design principles set out in the Plan and a Heritage Impact Assessment produced by the Local Authority to assess the impact, harm and mitigation solutions;

**Response:** Change proposed: English Heritage has accepted that it may be possible for some development to be allocated in this area subject to 'design quality and its landscaping' taking into account 'local topography and the existing built form'. English Heritage advises that there should be an overarching framework to guide the planning and design of the development, and is seeking the requirements for good design principles and a masterplan to be included within the Plan. In the Council's view, policies CS6 and MD2 provide appropriate generic guidance with regard to design principles, and the Council is producing an Historic Environment SPD to augment this. The Council also considers that the development guidelines for the site highlight appropriate considerations to which regard should be had at planning application stage. However, the Council accepts that a change to the guidelines is appropriate to include a specific requirement for a masterplan to be prepared to guide the proposed development. No other changes are proposed. The value and significance of the hillfort and its setting has been recognised in preparing the Plan. Shropshire Council does not accept that development of the site would result in substantial harm to the hillfort (NPPF 132) and any impact must therefore be weighed against the public benefits of the proposal, including securing its optimum viable use (NPPF134). The allocation of this site is the culmination of a long process of considering the strategic requirements for the development of Oswestry over the period up to 2026, identifying and assessing options with regard to an evolving evidence base including the objectives of the recently adopted Oswestry 2020 Town Plan, and consideration of issues arising from consultations. The Council is tasked with putting forward a sound Plan to help to achieve the sustainable growth of the town, identifying sufficient suitable and deliverable sites. It is considered that the overall proposals for the town, which includes an increase in the potential delivery from the Eastern Gateway Sustainable Urban Extension strike an appropriate balance. In reaching its view, the Council has had regard to all of the evidence

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available and the professional expertise of its officers in making its assessments and coming to a view as regards the suitability of sites for allocation for development. The Council considers that more detailed consideration of archaeological information and issues is appropriate at the planning application stage (see NPPF paragraph 128 relating to the determination of applications) but is not necessary at the current Plan-making stage (having regard to paragraphs 158 and 169 of the NPPF). The Council considers that it has met the requirements of the statutory Plan-making processes including providing the necessary opportunities for the making of representations and has made extensive efforts to engage with local communities and stakeholders in the preparation of the Plan consistent with the approach identified in tables 4.2 and 4.3 of its SCI. The fact that not all parties agree with the outcome of the Plan-making decisions by the Local Planning Authority does not mean that it has not consulted appropriately, considered the issues and reached a balanced view on the way forward;

3. **Sites OSW002 & OSW003:** The site promoter objects to the removal of these sites on the grounds that target growth for Oswestry does not meet objectively assessed requirements, does not comprise the most appropriate strategy against reasonable alternatives and has not been based upon proportionate evidence base. English Heritage supports the removal of site OSW002 on the grounds that its development would lead to the erosion of the Hillforts open and rural setting. In the case of OSW003, English Heritage considers that whilst previous proposals would potentially have an adverse impact on the significance and setting of the heritage asset, there could be an opportunity to reduce the visual impact of development on the setting by using the historic courtyard plan form of the farmstead to inform a future development rather than the current footprint which over time has extended towards the hillfort;

**Response:** No changes proposed. In considering the draft Final Plan, and in the wider context of overall proposals for future housing development in the town, councillors decided not to allocate sites OSW002 and OSW003. This outcome represents the culmination of a long process of considering the strategic requirements for the development of Oswestry over the period up to 2026, identifying and assessing options with regard to an evolving evidence base, and consideration of issues arising from consultations. The Council is tasked with putting forward a sound Plan to help to achieve the sustainable growth of the town, identifying sufficient suitable and deliverable sites. It is considered that the overall proposals for the town, which includes an increase in the potential delivery from the Eastern Gateway Sustainable Urban Extension strike an appropriate balance.

4. **Strategic Urban Extension (SUE):** Allocation generally supported, including by the Town Council, but the site promoter is seeking an equitable apportionment of infrastructure costs associated with each site in respect of sustainable transport measures and the provision of improved or new links serving development;

**Response:** A change is proposed to amend Schedule S14.1a for Site OSW024 after ' .... Middleton Road,' in line 9, to state: "facilitation, through provision of land, if required, of improvement to the A5/A483 trunk road junction and sustainable transport improvements associated with the site, and on site pedestrian and cycle provision to facilitate linkages to the Town Centre and proposed employment land at Mile End East". Also amend Schedule S14.1b for Site ELR072 to state: "Development subject to access off and improvements to the A5/A483 trunk road junction, contributions towards sustainable transport improvements associated with the site, and provision of pedestrian and cycle link across the A5 to the proposed Eastern Gateway Sustainable Urban Extension and contributions towards pedestrian/cycle links to/from Oswestry town centre, and landscape buffers to A5". Amend supporting explanatory text for consistency;

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5. **OSW029:** The Environment Agency notes that this land is in flood zone 1, but has an ordinary watercourse within it and SFRA should be assessing the flood risk from this ordinary watercourse;

**Response:** No changes proposed. This issue will be addressed by an update to the SFRA which is currently in progress;

6. **Site OSW030:** An objector considers that the site has been included in error since it is not within the Town Council boundary, has the wrong boundary and is unsustainable due to inadequate local infrastructure;

**Response:** No changes proposed. The Council is tasked with putting forward a sound Plan to help to achieve the sustainable growth of the Oswestry, identifying sufficient suitable and deliverable sites, including (sites such as this one) which are adjacent to, but not within the existing administrative boundary of Oswestry Town Council. The allocation of this site is the culmination of a long process of considering the strategic requirements for the development of Oswestry over the period up to 2026, identifying and assessing options with regard to an evolving evidence base, and consideration of issues arising from consultations. This site (together with a range of other sites including brownfield infill development and the SUE) represents an integral part of the most appropriate package to help deliver the objectives of the housing development guideline for Oswestry which has been agreed with the Town Council to secure the delivery of the Core Strategy and the Oswestry 2020 Plan;

7. **Oswestry Rural:** Some respondents consider that the opting out of Oswestry Rural is undemocratic and in conflict with Community Led policy details. A site promoter considers that Maesbury Marsh is a sustainable settlement which should have been identified as a development settlement in the SAMDev document and that this decision has not taken place on the basis of any objective assessment of its capacity to accept further development. A site promoter considers that the lack of provision for housing in Trefonen is not based on evidence but opinion and that specific provision should be made for self-build plots as required in NPPF;

**Response:** No changes proposed. The Council considers that the Plan identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target. The development status of Oswestry Rural is the product of extensive community engagement consistent with the principles of localism;

8. **Kinnerley:** The PC requests that the Neighbourhood Plan is referred to as a "community led NEIGHBOURHOOD plan" on page 172;

**Response:** A change is proposed to amend reference on page 172 as suggested;

9. **Weston Rhyn:** The site promoter for WRN010 questions the deliverability of WRN016 and considers that the whole of site WRN010 should therefore be included for development. The site promoter for site WRN016 considers that Weston Rhyn should be a Community Hub rather than a Community Cluster with Wern and Chirk Bank and that site WRN010 should be deleted in favour of the allocation of a larger area of WRN016 with an increase in capacity from 20 to 45. Another site promoter considers that Weston Rhyn has capacity to cater for considerably more growth and suggests a site to the north of the village off High Street Welsh Water note that there are isolated incidents of flooding in the public sewerage system downstream of both WRN010 and WRN016 which will need to be overcome either by waiting for Welsh Water to resolve the flooding issue, or by the developer funding the improvements themselves. Both sites are also crossed by a public sewer which will restrict development density for the site.



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**Response:** Whilst the development guidelines for the WRN010 acknowledge that development will be subject to appropriate drainage design, a change is proposed to include: "The layout of the site will need to reflect the presence of a public sewer crossing the site." No other changes are proposed. The Council considers that the current preferred sites are suitable, deliverable and appropriate and represent the best balance, having identified and assessed the options, with regard to an evolving evidence base and to due consideration of issues arising from consultations, within the overall context of needing to enable the delivery of appropriate levels of development to enable Weston Rhyn to grow and to maintain its role as a sustainable settlement;

10. **St Martins:** The landowner strongly supports the proposed allocation of STM029, but suggests a refinement to the development guidelines so that the development of the site is appropriately defined and realised. A site promoter recommends allocation of Land East of Stan's Store (STM004?) in preference to the allocated site at Rhos-y-Llan site (STM029). Welsh Water point out that developers would be expected to carry out hydraulic modelling during pre-planning stages, to establish whether sufficient capacity exists within the sewerage network. The provision of off-site sewers may be required;

**Response:** A change is proposed to refine the development guidelines for STM029. The Council considers that the current preferred site is suitable, deliverable and appropriate and represents the best balance, having identified and assessed the options, with regard to an evolving evidence base and to due consideration of issues arising from consultations, within the overall context of needing to enable the delivery of appropriate levels of development to enable St Martins to grow and to maintain its role as a sustainable settlement. Both the SAMDev development strategy for St Martins and the current Place Plan already acknowledge that waste water treatment infrastructure is a critical infrastructure investment priority. The need for hydraulic modelling is understood by the site promoter and has formed part of pre-application discussions;

11. **Llanymynech:** The site promoter for LLAN009 is concerned about the deliverability of site LLAN001 and objects to the reference to 'up to 67 dwellings' which they interpret as a cap on development that can come forward from the two sites;

**Response:** A change is proposed to amend S14.2 (iii) to refer to the development of '*around 67 dwellings*' rather than '*up to 67 dwellings*';

12. **West Felton:** A site promoter considers that this is a sustainable settlement which should have been identified as a development settlement in the SAMDev document and that this decision has not taken place on the basis of any objective assessment of its capacity to accept further development;

**Response:** No changes proposed. The Council considers that the Plan identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target and that the Plan policies enable sufficient sites to come forward to meet the housing guidelines for the individual settlements identified, including sites allocated following appropriate assessments and consultations, as set out in the Technical Background Paper (2014), Sustainability Appraisal Report and Consultation Statement. The development status of West Felton is the product of extensive community engagement consistent with the principles of localism;

13. **Park Hall Cluster:** A site promoter considers that site PARK004 should be allocated in preference to PARK001 to help deliver additional growth consistent with Core Strategy targets for NW Shropshire. The promoter of PARK001 supports allocation of the site;

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**Response:** No changes proposed. The housing guideline and the location and extent of preferred sites for Park Hall are the product of extensive community engagement consistent with the principles of localism. The Plan makes adequate provision for the delivery of the level of housing in North-west Shropshire envisaged in the Core Strategy. The preferred sites have been comprehensively assessed and are considered deliverable and no further or alternative site allocations are therefore required.

## **S15 – Shifnal area**

### **Key Issues and SC Response**

- 1. Housing numbers**
- 2. Employment land**
- 3. Development boundary**
- 4. Future safeguarded land at Lodge Hill:**
- 5. Further proposed residential development**

### **Summary of Key Issues**

- 1. Housing numbers:** A consistent issue raised by several representations concerns Shifnal's housing guidelines. The site promoters of residential land North of Wolverhampton Road (proposed allocated site SHIF006), land between Lawton Road and Stanton Road (proposed allocated site SHIF004b), and land at the Uplands (not allocated SHIF002) have all questioned the validity of the housing guideline of 1,250 for Shifnal. They all consider there is no technical evidence behind the lowering of the target from 1,600 to 1,250 between Revised Preferred Options in 2013 and the Pre-Submission Draft Plan in 2014. Conversely, one representation questioned the sustainability of any new development in Shifnal as the town wouldn't be able to cope with the added highway issues. The objections on Shifnal's housing numbers also relates to draft policies MD1 and MD3 in that they question the validity of the overall housing target since the revocation of the RSS, and the need for new targets to be objectively assessed. Consider that greater weight should be given to the ambitions of the market in identifying settlement strategies, which would increase housing provision in the East Spatial Zone.

**Response:** No Change Proposed. It is considered the housing guideline of 1,250 represents a positive growth target which respects infrastructure and policy constraints, notably the tightly drawn Greenbelt to the west of the town, whilst reflecting the practical realities of outstanding planning applications on non-allocated sites to the east of the town on safeguarded land. Policy MD3 provides flexibility for the identification of further sites where it is considered unlikely housing guidelines for settlements will be met.

- 2. Employment land:** The promoters of the proposed employment allocation between Lawton Road and Lamledge Lane (SHIF004/C) argue this site should be considered for further residential instead, citing the lack of evidence provided on employment need in the town.

**Response:** No Change Proposed. Land at SHIF004/c has been proposed for one of two employment sites in the town and will cater for B1 and B3 uses. This allocation reflects the need to balance the significant increase in housing expected in the town to ensure a sustainable growth strategy. Please note this site is currently subject to a planning application for residential use (13/05136/OUT).

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- 3. Development boundary changes:** Barton Willmore on behalf of Taylor Wimpy North Midlands and Gallagher Estates Ltd have requested that the boundary of the recently approved site at Wolverhampton Road (SHIF006) be reflected in the SAMDev Plan. Also the promoters of the Coppice Green site (now approved subject to Section 106) argue the development boundary should acknowledge this approved scheme by encompassing this approved site.

**Response: Change Proposed:** Amend the extent of the site boundary for SHIF006 to reflect the approved planning application 14/00062/OUT. It is considered this minor change would clarify the boundary of the site and bring it in line with the approved scheme. However, it not proposed to change the boundary for the site at Coppice Green. This site was approved in the context of the lack of five year housing supply and is not being promoted through the SAMDev Plan. Whilst the site is a sustainable option in the context of the NPPF, its delivery is not essential for the delivery of the Shifnal strategy and therefore it is not considered necessary to amend the development boundary to encompass this site.

- 4. Future safeguarded land at Lodge Hill:** One representation argues for the plan needs to assess the deliverability of the remaining 'safeguarded' land to the east of the town, and should consider whether it is necessary to identify additional 'safeguarded' land to the west of the settlement on land at Lodge Hill to cater for development beyond 2026. This site, currently in the Green Belt, has been promoted for a potential mixed use development including community, retail and retirement facilities.

**Response:** No Change Proposed. Policy MD6 covers Greenbelt policy and together with the Core Strategy provides the strategic policy framework which seeks to enhance the sustainability of communities in the Green Belt. Policy CS5 for the countryside and Green Belt, provides for sustainable development needs through provision for anticipated expansion at Shifnal and Albrighton, recognising the purpose and location of safeguarded land for further, long term sustainable development within the Green Belt. Policy CS5, , in conjunction with Policy CS4, also makes provision for limited local needs affordable housing and infilling for open market housing in settlements identified as Community Hubs and Clusters. It is considered that sufficient provision has been made for sustainable development in the Green Belt and in the absence of specific proposals to change safeguarded land designations, there is no justification to further address these issues in Policy MD6.

- 5. Further proposed residential development:** Further to the issues raised regarding insufficient housing numbers, several sites have been proposed as additional allocations for the SAMDev to consider:
- a. **Land north of Thomas Beddoes Court:** promoted by Taylor Wimpy on the land currently with permission for a medical centre for between 40-45 dwellings
  - b. **Land east of Thomas Beddoes Court:** promoted by Gallagher Estates for around 200 dwellings
  - c. **Land at the Uplands (SHIF002):** promoted by Redrow for up to 70 dwellings (currently subject to a planning application)
  - d. **Land at Meadow Drive (SHIF018):** promoted by Barratt Homes

**Response:** No Change Proposed. Within the context of the proposed housing guideline for the town it is not considered necessary or appropriate to specifically allocate further residential allocations. The Council have recently resolved to grant permission subject to S106 for land at the Uplands (SHIF002) for 70 dwellings. Policy MD3 provides flexibility for the identification of further sites where it is considered unlikely housing guidelines for settlements will be met.

## S16 – Shrewsbury area

### Key Issues & SC Response:

1. **Protection of Heritage Assets;**
2. **Objections/Amendments to proposed allocation sites in Shrewsbury;**
3. **Additional housing sites in Shrewsbury;**
4. **Other policy issues for Shrewsbury;**
5. **Objections/Amendments with regard to the identification of Community Hub and Community Cluster Settlements;**
6. **Objections/Amendments to housing guidelines/development boundaries/sites in proposed Community Hub and Community Cluster Settlements;**
7. **Additional housing sites in proposed Community Hub and Community Cluster Settlements;**
8. **Habitats Regulations Assessment (HRA).**

1. **Protection of Heritage Assets:** English Heritage (252) raises issues and seeks some amendments with regard to the protection, conservation and enhancement of heritage assets, including particularly with regard to the Registered Battlefield site (with implications for Policies MD9, and housing and employment land allocations in the north of Shrewsbury) and reference to the Interim Planning Battlefield Guidance note. A further representation (251) has objected to the identification of the Greenhills Business Park at Battlefield Enterprise Park as safeguarded employment land under Policy MD9 in view of its proximity to the Battlefield site (see 4 below).

**Response:** It is considered appropriate to identify the land at Battlefield Enterprise Park as safeguarded employment land, but various amendments are proposed to address the English Heritage concerns (including to Policy MD13 – see under that policy).

2. **Objections/Amendments to proposed allocation sites in Shrewsbury:** Objections have been received, on the one hand, regarding the identification of the Shrewsbury West SUE and related consultations and, on the other hand, seeking the inclusion of additional land at Oxon Caravan Park; an objection has been received to site SHREW027 – land off Preston Street and London Road and the promoter has sought amendment to the key guidelines for the proposed site; objections have been received to sites SHREW001, SHREW073, SHREW016 and SHREW212 (seeking their replacement by site SHREW118); and amendment is sought to the development guidelines in relation to Shrewsbury South SUE and to two of the areas shown on the Land Use Plan, while one representation seeks higher environmental design standards and protection of green spaces/corridors. The Environment Agency submitted comments on a number of sites with regard to flood risk.

**Response:** No changes are proposed with regard to the Shrewsbury West SUE, with its designation and the preparation of its adopted masterplan having been subject to appropriate consultation processes, or to SHREW027, SHREW001, SHREW073, SHREW016 and SHREW212, as the sites proposed to be allocated have been identified following appropriate assessments and consultations. Some changes are proposed regarding the Development Guidelines in Schedule S16.1a in relation to



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Shrewsbury South SUE, maintaining consistency with the adopted SUE masterplan, and for three housing sites, to include reference to the need for site specific flood risk assessments.

3. **Additional housing sites in Shrewsbury:** Promoters of alternative/additional sites have questioned whether the sites included in the Plan will be sufficient overall and ensure delivery, including in the early years of the Plan period. One representation objects to the non-identification of 'reserve sites' as set out in Policy CS2, and to the distribution of the proposed allocations/consistency of the allocations with Core Strategy policies relating to the Northern Corridor Regeneration Strategy linked to the promotion of an alternative site on land west of Ellesmere Road. The main additional sites put forward are – land at Longden Road/Nobold Lane, two sites off Ellesmere Road, land off Holdgate Drive and Sundorne Road, and a redevelopment site at Whitchurch Road;

**Response:** No changes are proposed as the sites proposed to be allocated have been identified following appropriate assessments and consultations, the Council considers that it has allocated sufficient sites to ensure delivery, and the alternatives proposed are not considered appropriate/necessary for reasons set out.

4. **Other policy issues for Shrewsbury:** a number of representations have been received regarding the inclusion of specific sites under Policy MD9 Protecting Employment Areas, and to Clause 9 of Policy S16.1 regarding development on land west of Ellesmere Road.

**Response:** General issues relating to Policy MD9 are considered under that policy, but no changes are proposed in relation to the specific sites in Shrewsbury, except to amend the boundaries of the employment area safeguarded under Policy MD9 at Battlefield Enterprise Park to exclude any land forming part of the Registered Battlefield. No change is proposed regarding Clause 9 of Policy S16.1 as it is considered appropriate to restrict development on land west of Ellesmere Road unless co-ordinated with and helping to fund the construction of the Shrewsbury North West Relief Road.

5. **Objections/Amendments with regard to the identification of Community Hub and Community Cluster Settlements:** As well as objections to the approach taken to identifying Community Hubs and Clusters (see Policy MD1), more specific objections have been received and amendments are sought to identify Cressage as a Community Hub, Old Woods (in Pimhill parish) as a Community Cluster settlement, and an area in Halfway House as a location for development. Support has also been expressed for a number of settlements identified, primarily by Parish Councils and site promoters.

**Response:** No changes are proposed to the Community Hubs and Community Cluster settlements identified in the Shrewsbury area as the Council considers that the approach to the rural areas is consistent with localism principles espoused by NPPF, even if it produces inconsistencies in comparison to traditional approach to determining scale and distribution of new development in the rural areas, and that the Plan identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target.

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6. **Objections/Amendments to housing guidelines/development boundaries/sites in proposed Community Hub and Community Cluster Settlements:** Objections have been received with regard to the proposed site allocation at Hanwood, one of the sites in Baschurch, the housing guidelines and proposed site allocation for Nesscliffe, and the policies for Bayston Hill and Bicton. Support has also been expressed for the policies and proposals for a number of settlements, primarily by Parish Councils and site promoters.

**Response:** No changes are proposed to the policies and proposals for the Community Hubs and Community Cluster settlements in the Shrewsbury area as the Council considers these to be appropriate following the assessments and consultations carried out and forming part of the Plan's evidence base.

7. **Additional housing sites in proposed Community Hub and Community Cluster Settlements:** Additional sites have been put forward in Baschurch, Nesscliffe and Uffington.

**Response:** No changes are proposed as the sites proposed to be allocated have been identified following appropriate assessments and consultations, and the alternatives proposed are not considered appropriate/necessary for the reasons set out.

8. **Habitats Regulations Assessment (HRA):**

**Issue/Response: Proposed Change:** A co-ordinated approach has been taken to addressing the issues raised by Natural England with respect to MD12 and to the recommendations arising from the SAMDev Plan HRA. Further detail will be given in a Statement of Common Ground which will be prepared between Shropshire Council and Natural England. Consequent changes to settlement strategies and supporting text have been proposed where relevant:

Insert new paragraph at end of Policy S16.2 Community Hub and Cluster Settlements to read: **'Mitigation measures will be required to remove the adverse effects of development in the Shrewsbury area on the integrity of the Fenemere Ramsar site in accordance with Policy MD12.'**

Insert new paragraph 5.168a in the Explanation to Policy S16.2 to read: **'The Plan HRA indicates that development in the Community Hub of Baschurch may adversely affect the integrity of the Fenemere Ramsar site. Mitigation measures are required to remove the harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.'**

Delete text in Policy S16.2(i) Baschurch as follows: ~~'Fenemere SSSI (part of the Midlands Meres and Mosses RAMSAR site), to the north-west of the village, is likely to be vulnerable from both surface water abstractions within the catchment and groundwater abstraction from the sand and gravel aquifer. Development proposed in the village needs to demonstrate that it will not adversely affect the integrity of the site, including the completion of a Habitats Regulations Assessment, if required.'~~

## **S17 - Wem Place Plan area:**

### **Key Issues and SC Responses:**

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1. **Habitats Regulations Assessment (HRA);**
2. **Wem Development Strategy;**
3. **WEM012 (Land at Tilley);**
4. **WEM003 (Land off Pyms Road);**
5. **Hadnall;**
6. **Harmer Hill;**
7. **Employment land allocation ELR031 (Land adjacent to Shawbury Rd).**

1. **Habitats Regulations Assessment (HRA):** Natural England considers that the settlement strategy is not compliant with the Habitats Regulations, because the wording changes recommended in section 5.3.5 of the HRA have not been incorporated;

**Response: Proposed Changes** A co-ordinated approach has been taken to addressing the issues raised by Natural England with respect to MD12 and to the recommendations arising from the SAMDev HRA. Further detail will be given in a Statement of Common Ground which will be prepared between Shropshire Council and Natural England. Consequent changes to the settlement strategy and supporting text for Wem town are as follows:

Insert new paragraph at end of Policy S17.1 Wem town to read: **'Mitigation measures will be required to remove the adverse effects of development in Wem on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.'**

Insert new paragraph 5.175a after Policy S17.1 to provide explanatory text to read: **'The Plan HRA indicates that development in Wem may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site Mitigation measures are required to remove the harm arising from increased recreational pressure on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.'**

2. **Wem Development Strategy:** The Town Council is concerned that the current proposals for Wem do not reflect community views and suggests a change to the development boundary to reflect updated flood risk assessment. An objector is concerned that the housing development guideline for Wem was based on an unrepresentative sample of community opinion and is too low. Wem is considered to be a sustainable location for higher levels of growth to transfer growth away from Whitchurch;

**Response:** The development strategy and housing guideline for Wem are the product of extensive community engagement consistent with the principles of localism, together with a realistic assessment of the constraints imposed by infrastructure capacity issues. Shropshire Council has worked closely with Wem TC to prepare the development strategy for Wem in the draft Plan. The current preferred sites were explicitly endorsed by the Town Council in writing following a briefing on 25 January 2012. A change is proposed to amend Development Boundary in the vicinity of Mill Street to reflect the extent of the latest flood risk boundary;

3. **WEM012:** Objectors raised a range of concerns about the soundness of this allocation in the context of surface water management and infrastructure capacity;  
**Response:** No changes proposed. The site assessment demonstrates that the site is not subject to flood risk from the River Roden, and the development guidelines in Schedule S17.1a already require measures to address groundwater flood risk which will also help to address existing local surface water management issues. The updated Shropshire Water Cycle Study (2014) indicates that there is adequate

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sewerage network capacity in Wem, but that development of the site will be subject to further hydraulic modelling at planning application stage and sustainable surface water management. The published site assessment process has assessed a range of infrastructure capacity issues, including traffic congestion for both this site and potential alternative sites promoted for development in Wem;

4. **WEM003:** An objector has raised concerns about the soundness of this allocation in the context of the impact of its strategic location on existing traffic management problems in Wem and suggests that alternative directions for growth would be preferable;

**Response:** No changes proposed. The housing growth guideline for Wem has been set at a level significantly below that of previous years (2003-2013). Any housing development in Wem will generate some additional traffic wherever it is located, unless its' occupants choose to avoid the town completely, in which case little benefit will be derived. The housing growth guideline has been reduced twice during the Plan preparation process, to limit impacts on local infrastructure, particularly traffic, whilst also providing the opportunity for a small amount of growth and accompanying infrastructure investment in the town over the period to 2026;

5. **Hadnall:** Several objectors considers that the decision for Hadnall to 'opt out' of taking any development has not taken place on the basis of any objective assessment of the capacity of the settlement to accept further development. The identification of Hadnall as a community hub should be re-examined, to see if it has the capacity to accept further development;

**Response:** No changes proposed. The Council considers that the Plan identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target. The development status of Hadnall is the product of extensive community engagement consistent with the principles of localism.

6. **Harmer Hill:** An objector consider that the Plan will fail to deliver sufficient housing for North-East Shropshire and that the guideline for Harmer Hill is not deliverable as there is too little remaining infill opportunity within the settlements of the cluster and they promote a site for allocation to address these issues;

**Response:** No changes proposed. The Council considers that the Plan identifies sufficient Community Hubs and Community Cluster settlements to ensure the delivery of the rural areas housing target and that the Plan policies enable sufficient sites to come forward to meet the housing guidelines for the individual settlements identified, including sites allocated following appropriate assessments and consultations, as set out in the Technical Background Paper (2014), Sustainability Appraisal Report and Consultation Statement. The housing guideline for Harmer Hill is the product of extensive community engagement consistent with the principles of localism. The Council considers that there is sufficient infill potential within the cluster settlements to deliver the identified level of housing growth over the Plan period and no further or alternative site allocations are therefore required;

7. **ELR031:** An objector opposes this allocation in what is considered to be a prominent position on greenfield land due to concerns about landscape impact and noise and light impacts on residential amenity. Existing employment provision is considered to be sufficient to meet need and less damaging alternatives are available. Need for additional office space is undermined by existing vacancy rates and the move towards home working;

**Response:** No changes proposed. The allocation of this site is the culmination of a long process of considering the strategic requirements for the development of Wem over the period up to 2026, identifying and assessing options with regard to an

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evolving evidence base, and consideration of issues arising from consultations. The Council is tasked with putting forward a sound Plan to help to achieve the sustainable growth of the town, identifying sufficient suitable and deliverable sites. Additional employment land is needed to help deliver a better balance between housing and employment in Wem, and to provide a range and choice additional local employment opportunity to help reduce the need to commute out of the town for work. It is considered that the overall proposals for the town strike an appropriate balance.

## **S18 – Whitchurch area**

### **Key Issues & SC Responses:**

- 1. Housing Guideline for Whitchurch**
- 2. Inclusion of land at Mount Farm (WHIT046) for 100 dwellings**
- 3. Over-reliance on land at Tilstock Road (WHIT009)**
- 4. Inclusion of Land at Waymills (WHIT051) for 60 dwellings**
- 5. Exceptional Release of Additional Housing Sites**
- 6. Windfall Allowance**
- 7. HRA**
- 8. Waste Water Capacity**
- 9. Prees Community Cluster**

- 1. Housing Guideline for Whitchurch:** Some objections questioned the housing guideline of 1,200 for Whitchurch. Some suggested that the objectively assessed need hadn't been fully considered and that Whitchurch should accommodate more dwellings. Others suggested the lack of infrastructure and employment means the guideline should be lower.

**Response:** No Change Proposed – The housing guideline of 1,200 dwellings is in line with Core Strategy Policy CS3 and is considered to represent a sustainable figure for the town having considered past development/market trends, the strategy to re-balance the town's employment provision, as well as known infrastructure constraints and the expected lead-in time required to overcome them. Policy MD3 provides flexibility for the identification of further sites where it is considered unlikely housing guidelines for settlements will be met.

- 2. Inclusion of land at Mount Farm (WHIT046) for 100 dwellings:** The majority of responses object to the inclusion of land at Mount Farm (WHIT046) for 100 dwellings. Most of these objections come from residents of Wellfield Way. The objections, which also relate to the detailed layout and design proposed by David Wilson Homes in their outstanding full planning application focus on: the density of the site being too high; insufficient buffering between the proposed houses and existing dwellings on Wellfield Way; landscape/visual impact of the site from North West and Tarporley Road; Access from Haroldgate, especially in poor weather conditions; lack of primary school in walkable distance; and drainage concerns.

**Response:** No Change Proposed - The site has been subject to a technical assessment including consideration of landscape, access and site infrastructure issues. This considered it appropriate in principle for residential development. The site is currently subject to a full planning application, which will consider further the detail of the specific scheme, layout and density and access, amongst other material considerations.



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- 3. Over-reliance on land at Tilstock Road (WHIT009):** One comment relates to the overreliance on this large site and the length of time it will take to develop.

**Response:** No Change Proposed - It is not considered this site represents an overconcentration of development. The delivery of the site is not of concern given the site is subject to a current planning application. Four additional residential allocations to the Tilstock Road site, all of which are considered to be deliverable (or partially deliverable) in the first five years following submission of the plan. This spread of sites will mitigate any potential lead-in delays with the delivery of the Tilstock Road site.

- 4. Inclusion of Land at Waymills (WHIT051) for 60 dwellings:** One comment relates to concerns over development at Waymills (WHIT051/ELR033) due to amenity impact on Mill Park.

**Response:** No Change Proposed - Schedule S18.1a states that the completion of appropriate visual mitigation measures to the eastern and western boundaries of the site will be necessary as part of Phase 1 of development on this site.

- 5. Exceptional Release of Additional Housing Sites:** One objector questioned policy S18's specific reference to long term development opportunities within the A49 on the West of the town.

**Response: Proposed Change:** It is proposed to remove Section 5 of Policy S18 concerning the exceptional release of additional housing land. It is considered this issue is covered adequately in Policy MD3 and therefore does not need repeating. It is also considered the locally specific reference to "land within the A41 by-pass to the west of the town" does not add any additional certainty and can also therefore be removed.

- 6. Windfall allowance:** Two objections from site promoters question the proposed windfall allowance of around 170 dwellings, and consider the delivery of the strategy could be made more certain by the allocation of sites at Wrexham Road (WHIT037) and Chester Road (WHIT005) both for 50 dwellings.

**Response:** No Change Proposed – It is considered the windfall allowance of 167 dwellings is a minimum figure for Whitchurch, but continues to be important to ensure brownfield opportunities are utilised appropriately without the threat of significantly exceeding the overall housing guideline for the town. It is considered the windfall allowance is broadly consistent with past trends and potential opportunities during the plan period, identified in the SHLAA. The range of greenfield site allocations proposed offers choice and flexibility to the market, whilst the windfall allowance will ensure a contribution towards meeting the County wide target of 60% residential brownfield development. Policy MD3 provides flexibility for the identification of further sites where it is considered unlikely housing guidelines for settlements will be met.

- 7. HRA:** Natural England have recommend that additional greenspace provision be provided in new development as a mitigation measure against the potential recreational impacts on Brown Moss SAC/Ramsar, and that this should exceed policy standard of 30m<sup>2</sup> per person.

**Response: Proposed Changes:** A co-ordinated approach has been taken to addressing the issues raised by Natural England with respect to MD12 and to the recommendations arising from the SAMDev HRA. Further detail will be given in a Statement of Common Ground which will be prepared between Shropshire Council and Natural England. Consequent changes to settlement strategies and supporting text have been proposed where relevant and are explained in the Schedule of Responses. The changes to the settlement policies for the Whitchurch area clarify the position with regards to the application of the Habitat Regulations Assessment and the need to ensure suitable mitigation measures within development proposals to ensure protection for the Brown Moss SAC and Ramsar.

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- 8. Waste Water capacity:** Welsh Water have indicated there is insufficient capacity in the sewerage network to accommodate the foul flows generated from sites WHIT009 (Tilstock Road); WHIT021 (Alport Road); and WHIT046 (Mount Farm). It will be necessary to carry out hydraulic modelling assessment to determine the point of contact to the public sewerage and that developers should fund investigations at pre-planning stages.

**Response:** No Change Proposed – Policy MD8 ‘Infrastructure Provision’ is cross referenced in schedule S18.1a as a specific consideration for planning applications on allocated sites. MD8 states that development should only take place where there is sufficient existing infrastructure capacity or where the development includes measures to address a specific capacity shortfall.

- 9. Prees Community Cluster:** One comment relates to the potential to include Lower Heath in the proposed Cluster, whilst another promotes the inclusion of the Heathwood Nurseries site at Higher Heath as a brownfield development opportunity.

**Response:** No Change Proposed – The approach to both the identification of the proposed Prees Community Clusters and allocated sites in Prees have been consistent with localism principles espoused by the NPPF. The removal of Lower Heath from the proposed Cluster was considered in the Revised Preferred Options consultation in July 2013 and received support from the majority of those who responded. The strategy for Higher Heath has reflected the presence of a significant undeveloped brownfield site at Heathwood Road with planning consent for up to 150 new dwellings and associated community facilities, and thus it has been considered appropriate to limit further development in this area to infill development; an approach which has received local support. Policy MD3 provides flexibility for the identification of further sites where it is considered unlikely housing guidelines for settlements will be met.

## **Sustainability Appraisal**

### **Key issues & SC Response:**

- 1. Sustainability issues not properly considered**
  - 2. SA fails to adequately assess alternative options**
  - 3. Levels of delivery in towns and key centres**
  - 4. Issues and Options Summary for Bridgnorth**
  - 5. Environment Agency concerns over flood risk**
  - 6. English Heritage have raised concerns over the identification of sites and heritage assessments**
1. **Sustainability issues not properly considered.** The Coal Authority considers that the Plan is not compliant with NPPF because the SA objectives do not cover unstable land or mineral sterilisation. English Heritage considers that the Plan is not sound as it is unclear how heritage assets have been considered through the site assessment process.

**Response:** No change: The Issue of unstable land is covered by sustainability objective 18. It is considered that development on unstable land offers opportunities for remediation. This is seen as a positive rather than a negative.

The issue of mineral sterilisation is covered in the Stage 2b assessments. These give regard to a Coal Authority Referral Area or a Mineral Safeguarding Area.

The issue raised at the Preferred Options stage is not directly related to the Sustainability Appraisal, but to Policy MD17 Mineral Safeguarding and Policy MD18 Managing Development and Operations of Mineral Sites.

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2. **SA fails to adequately assess alternative options.** The Plan is considered not legally compliant or sound because it fails to consider alternative options for the development management policies and for the identification of hubs and clusters. The suggestion is that the SA should be expanded to include all the villages in Shropshire, not just those which have come forward through community support. It is also thought that development in areas that have not been identified as hubs and clusters should be evaluated. It is thought that the assessment of sites has been done in isolation rather than considered as a whole town. It is felt that the reasons some sites have been chosen over others is not always clear.

**Response:**

The issue concerning hubs and clusters relates to the localism approach followed by Shropshire Council. This determines the scale and distribution of development in the rural areas and allows those communities outside the 18 market towns to opt-in to development (via the community hub or community cluster route). This approach creates only two options for rural settlements: they are either a hub/cluster, or they are classed as countryside. Policies CS5, MD7a and MD7b cover countryside settlements. These policies have already been subject to SA, so the non-designation of a settlement as a hub or cluster has not been appraised separately. Conversely, the designation of each hub and cluster has been subject to SA and any future designations will be similarly appraised.

The Core Strategy sets the framework for the development management policies. The Issues and Options stage outlined key policy themes based on the direction set by the Core Strategy. The Issues and Options consultation asked whether there were '*any other policy areas that you think we need to cover?*' Responses to this as well as the Issues and Options SA were taken into account in the preparation of the Draft Development Management Policies, Revised Preferred Options and Final Plan. However, once the Issues and Options stage was complete, policies were refined, developed, subject to SA and consulted on, but alternative approaches to each policy theme were not generated (Table 1 in the Executive Summary illustrates the derivation of the Final Plan policies). This approach to policy preparation is consistent with an iterative and responsive Plan process as envisaged by NPPG paragraphs 17 and 18; '*reasonable alternatives should be identified and considered at an early stage in the plan making process, as the assessment of these should inform the local planning authority in choosing its preferred approach*' and '*the development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals.*'

Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives to each policy was not applicable or practical. This is consistent with NPPG paragraph 18 which states that '*reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable*'

3. **Levels of delivery in towns and key centres.** Each town has been assessed separately, with the balance of development between towns not considered. Changing housing levels has not been assessed under SA.

**Response:** See response above



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4. **Issues and Options Summary for Bridgnorth.** Concerns that the summary does not reflect accurately social, economic and environmental factors. The summary contains unsupported assertions regarding the benefits of higher scales of development.

**Response:** No change: Levels of development have been set by Core Strategy policy CS3. Shropshire Council feels that the Sustainability Appraisal objectives for social, economic and environmental factors have been applied appropriately

5. **Environment Agency have raised concerns over flood risk.** Concerns that the outcome of further work on flood risk and waste water infrastructure could have an impact on SA

**Response:** No change: Any significant modifications to the Plan arising from EA concerns will be subject to Sustainability Appraisal.

6. **English Heritage have raised concerns over the identification of sites and heritage assessments.** English Heritage have been unable to assess how the principles of sustainable development have been applied to the sites identified within the Plan and whether alternative sites have been considered. Issue raised as to whether heritage assessments have been undertaken for site allocations.

**Response:** No change: SC has assessed the potential impact of the sites on heritage assets as part of a consistent site assessment process. A full heritage assessment is not possible in the case of a Plan allocation since full details of the development are not available. The principles of sustainable development have been assessed through the site assessment process and through the Sustainability Appraisal Framework.

## **Gypsies and Travellers:**

### **Key issues & SC Response:**

1. **The approach to rural areas in the SAMDev Plan needs to demonstrate compliance with national policy.**
2. **The SAMDev Plan does not allocate new Gypsy and Traveller sites nor facilitate consideration of new site proposals.**
3. **The SAMDev Plan does not implement the objectives of Core Strategy Policy CS12 and the Planning Policy for Travellers Sites and so will be ineffective** – the Plan does not establish pitch targets for gypsies and travellers and plot targets for travelling show people and identify a five years supply of specific identifiable sites with alternative site options. The SAMDev Plan should also provide a further identified provision up to year 15 of the Plan.
4. **the SAMDev Plan is not legally compliant in relation to Gypsy and Traveller Provision** – the Plan has not fulfilled its duties with regard to the Human Rights Act 1998, the Duty to Cooperate with neighbouring local authorities to address the needs of gypsies and travellers and has not adequately considered alternative approaches to addressing the needs of gypsies and travellers as part of the Sustainability Appraisal Regulations.

**Response:** No change proposed to the Gypsy and Traveller Provision in the SAMDev Plan. Gypsy and Traveller provision in the County will be informed by the current review of the Gypsy and Traveller Accommodation Assessment (GTAA, 2014) which is part of a rolling programme updating the GTAA (2008). The current

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GTAA review identifies a justified need for 142 pitches over the immediate 5 year period and describes how the supply of available sites and proposed new pitches exceeds this 5 year requirement on authorised sites. The supply includes a comprehensive programme of improvements at the public site at Park Hall, Oswestry including a committed partial refurbishment and a proposed extension to increase pitch numbers in this significant location on the strategic road network between Shropshire/West Midlands region and the north-west of England and Wales. The baseline supply of sites in the period for years 6 to 10 comprises the excess supply of available and proposed sites (years 6 and 7 approx.) with anticipated turnover on existing sites (equal to 1.25 years approx.) and continuation of windfall development rates. This future supply will be further assessed through the rolling review of the GTAA. This will identify changing needs, the position on available sites and will help identify future provision of new public and private pitches to replenish / roll forward the 5 year supply in Shropshire for years 6 to 10. The adopted Core Strategy Policy CS12 (2011) and the published SPD on Type and Affordability of Housing (2012) set out the guidance on the determination of new site / pitch proposals for Gypsy and Traveller accommodation. This includes the exception test for small sites in the countryside where the applicant was required to show genuine Gypsy status and a 'local' connection to the locality of the proposed new sites / pitches. Recent changes to the national Planning Policy for Traveller Sites (2014) to remove the requirement to show a 'local connection' will introduce even greater flexibility in the determination of proposals for new sites / pitches in Shropshire. This will further support the Core Strategy objectives for Gypsy and Traveller provision and further supplement the accommodation already identified by the revised GTAA (2014). Core Strategy Policy CS12 along with the Type and Affordability of Housing SPD will therefore provide a flexible and proactive approach to Gypsy and Traveller accommodation provision as identified in para 5.26 of Policy CS12. Therefore, no further additions to the policy framework for Gypsy and Traveller provision are considered necessary in the SAMDev Plan. This policy framework is further strengthened by the rolling programme of revisions to the GTAA and the significant supply of site / pitches currently identified. Therefore, no further additions to the existing and proposed supply of sites / pitches are required in the SAMDev Plan beyond any additional windfall provision that might be encouraged by national and strategic policy.

In addition to the provisions in the GTAA (2014) for specific deliverable sites for gypsy accommodation, it is proposed to provide a further Traveller site for a single family relocating from a strategic development site in Oswestry, committed for development as part of the sustainable growth of the town. This family is proposed to be relocated close to their existing site and with ready access to the strategic road network, in a location that will serve their combined needs for storage and operational land and their residential accommodation needs.

The Planning Policy for Traveller Sites, para 9 states that identification of a supply of sites or broad locations for years 11 to 15 is only necessary, where it is possible to identify such provision. The SAMDev Plan will make provision over a 10 year period but will require a review to meet the needs in years 11 to 15 beyond the current Plan period. It is therefore expected that provision of Gypsy and Traveller accommodation in years 11 to 15 will be addressed in the rolling programme of 5 year reviews of the GTAA to inform the next Local Plan for Shropshire.

## **Duty to Co-operate**

### **Key issues & SC Response:**

**Shropshire Council 17<sup>th</sup> July 2014:**  
**SAMDev Appendix C: Summary of Representations & Responses**

A number of representations stated that the Plan could not be considered legally compliant as no evidence regarding compliance with the Duty to Co-operate had been published.

**Response:** - A Duty to Co-operate Statement demonstrating compliance with the relevant regulations will be submitted alongside the SAMDev Plan.

### **Statement of Community Involvement**

#### **Key issues & SC Response:**

##### **1. Community Involvement**

A number of representations stated that the Plan could not be considered legally compliant since they allege that the community has not had sufficient opportunity to contribute as described in the Council's adopted Statement of Community Involvement (SCI).

**Response:** No changes proposed. The Council considers that it has met the requirements of the statutory Plan-making processes including providing the necessary opportunities for the making of representations and has made extensive efforts to engage with local communities and stakeholders in the preparation of the Plan consistent with the approach identified in tables 4.2 and 4.3 its SCI. The fact that not all parties agree with the outcome of the Plan-making decisions by the Local Planning Authority does not mean that it has not consulted appropriately, considered the issues and reached a balanced view on the way forward;.

### **Environment Agency**

#### **Key issues & SC Response:**

- 1. Water Evidence:** The Environment Agency are concerned that the Plan may not be based on adequate evidence from an updated Water Cycle Study and that this may have implications for the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the Plan.

**Response:** Evidence on flood risk is constantly being refined and updated as more detailed modelling work is undertaken. In accordance with the NPPF requirement to keep the evidence base up to date, a further update to the SFRA is being undertaken which incorporates the latest fluvial and pluvial data and provides an assessment of ordinary watercourses and climate change. The Council considers that if the Plan were to be altered, resulting in significant changes, the Sustainability Appraisal Report and HRA would be amended accordingly

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## Appendix F.1: SAMDev Submission Plan Consultation Statement Addendum July 2014

### Overview

- 1.1 This addendum updates the Consultation Statement published in March 2014 alongside the SAMDev Pre-Submission Draft (Final Plan). This provides an updated position to reflect the consultation on the Pre-Submission Draft Plan. This addendum will now form part of the Submission documents and should be read alongside the Consultation Statement published in March 2014.
- 1.2 The following table updates the consultation phases involved in the SAMDev Plan's preparation:

<b>Production stage</b>	<b>SAMDev Consultation Document</b>	<b>Dates</b>
Production	Issues and options	2 April – 25 June 2010
	Preferred Options and Policy Directions	9 March – 20 July 2012
	Draft Development Management Policies	31 Jan - 28 <sup>th</sup> March 2013
	Revised Preferred Options	1 July - 23 August 2013
	Pre-Submission Draft (Final Plan)	March 2014
	Submission	July 2014
Examination	Examination in Public	Expected Autumn 2014
Adoption	Adopted Plan	Expected early 2015

## 2. Pre-Submission Publication Draft (Final Plan)

- 2.1 In line with regulations 17 and 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council made the SAMDev Pre-Submission Publication Draft Plan available for representations for 6 weeks between **17 March and 5pm on 28 April 2014**.
- 2.2 This stage of the plan preparation process was a lot more formal than previous stages, with respondents being asked to make representations on the 'soundness' of the Plan. In assessing the representations made, the Council has the ability to suggest a schedule of changes before they submit the plan to the Secretary of State for examination.

## 3. Consultation Process

### *Notification of the Pre-Submission Documents*

- 3.1 The publication of a pre-submission draft is a formal part of the plan's preparation. To a large degree consultation arrangements are set out by the Town and Country Planning (Local Planning) (England) Regulations 2012.

This stage asked respondents to make representations on the 'soundness' of the plan, rather than making more general comments. This more formal procedure was reflected in the consultation arrangements.

- 3.2 In line with Regulation 17 of the 2012 Regulations the proposed submission documents that were open for representations were:
  - a) The SAMDev Plan;
  - b) Submission Policies Map;
  - c) Sustainability Appraisal;
  - d) Consultation Statement; and
  - e) The evidence base documents used to inform the plan
- 3.3 In line with Regulation 19 and 35 of the 2012 Regulations the proposed submission documents were made available at each of the Council's Principal offices and at each Library during normal office hours. Documents a) to d) from the above list were made available in hard copy, whilst the various documents under category e) were made available via the website at each of these locations. Each of the above documents was made available on a dedicated webpage on the Shropshire Council consultation pages – [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev)
- 3.4 Appropriate consultation bodies were notified of the publication of the Pre-Submission Plan in line Regulation 35 of the 2012 Regulations and were sent the Statement of Representations Procedure (included below in Appendix F.1). E-mail was used as the predominant source of communication for all consultees. For Specific Consultation Bodies, where an e-mail address was unknown the Council sent letters instead.
- 3.5 As well as correspondence with the specific consultation bodies, e-mails were sent to all other respondents on the Council's consultee database where an e-mail address was known. This included general consultation bodies, as well as individuals and local organisations. In total over 2,000 organisations and individuals were directly contacted.
- 3.6 Press releases were issued and placed on the Council website in advance of the publication of the draft plan. Given the formal stage of the plan preparation process, and in recognition of the significant level of local consultation carried out in the formulation of the Plan, it was not considered appropriate for the Council to undertake specific local consultation meetings during this stage.

### ***Response Forms***

- 3.7 A standard representation response form was provided on the SAMDev Consultation webpages, alongside guidance notes on completing the form in relation to issues of 'soundness'. The response form is included below as Appendix F.2 and the guidance notes are included as Appendix F.3. An on-line version of the response form was also provided through 'survey monkey' and was made available on the same webpage.

- 3.8 In order for representations to be considered as 'duly made' they had to be submitted before the deadline. However, the Council continued to accept responses after the deadline and these will be submitted alongside the 'duly made' representations in order for the Inspector to assess.

***Summary of Responses***

- 3.9 In total the Council received 475 'duly made' representations were made by 281 respondents. A summary of the key Issues raised and the Council's responses and a full summary of each representation are included in separate documents to be submitted for Examination in July 2014.



## **Appendix F.1i): Statement of Representations Procedure**

### **Statement of Representations Procedure**

The following details accompany the publication of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan as required by The Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulations 19, 20 and 35. Shropshire Council has prepared the SAMDev Plan 2006-2026 and proposes to submit it to the Secretary of State under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

#### **The title of the Plan which Shropshire Council proposes to submit to the Secretary of State:**

Site Allocations and Management of Development (SAMDev) Plan

#### **The subject matter of, and the area covered by, the Plan:**

The SAMDev Plan sets out proposals for the use of land and policies to guide future development in Shropshire up to 2026 to help achieve the Vision and Objectives of the adopted Shropshire Core Strategy. It sets out development priorities for the Market Towns and Key Centres, the Community Hubs and Community Clusters, and sets out further detailed policies for the management of new development across Shropshire. It covers the whole of the administrative area of Shropshire Council (excludes Telford & Wrekin).

#### **The period within which representations on the SAMDev Plan must be received by Shropshire Council:**

Representations are invited on the 'soundness' of the SAMDev Plan. Representations can be made during the publication period which begins at 12.00pm on **17 March 2014** and ends at 5.00pm on **28 April 2014**. Representations received after this time will **not** be considered 'duly made'. The use of the representation form is strongly recommended as this will ensure that comments are related to matters relevant to the subsequent examination by a Planning Inspector. The representation form, and guidance on how to make a representation, can be downloaded from the Council's website at [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev) where an online version of the form is also available for use. All responses will be publicly available and cannot be treated as confidential, although address, telephone and email details will not be published.

#### **Address to which representations about the SAMDev Plan must be sent:**

Representations can be submitted by email, via the online form, or via post to the addresses below:

E-mail to: [planning.policy@shropshire.gov.uk](mailto:planning.policy@shropshire.gov.uk)

Via the post: **Planning Policy Team**



**Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND**

Online representation form available via: [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev).

Responses received by e-mail will be acknowledged.

**Representations may be accompanied by a request to be notified at a specified e-mail address of any of the following:**

- (i) When the SAMDev Plan has been submitted for independent examination,
- (ii) When the Inspectors Report of the SAMDev Plan is published, and
- (iii) Adoption of the SAMDev Plan.

**Inspection of the Proposed Submission documents:**

From 12.00pm **17 March 2014** the SAMDev Plan Pre-Submission Draft, Sustainability Appraisal, Consultation Statement, Policies Map and Statement of Representations Procedure are available to view and download from the Council's website at [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev).

Reference copies of the SAMDev Plan Pre-Submission Draft, Sustainability Appraisal, Consultation Statement, Policies Map and Statement of Representations Procedure are available for inspection during normal opening hours at our principal office:

**Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND**

They are also available for inspection during normal opening hours at:

**Bridgnorth Library, Listley Street, Bridgnorth, Shropshire, WV16 4AW**

**Ludlow Library, 7/9 Parkway, Ludlow, Shropshire, SY8 2PG**

**Oswestry Library, Arthur Street, Oswestry, Shropshire, SY11 1JN**

**Wem Library, High Street, Wem, Shrewsbury, Shropshire, SY4 5AA**

At other Shropshire Council libraries the SAMDev Plan Pre-Submission Draft documents and paper copies of the Policies Maps for that area *only* will be available for inspection during normal opening hours.

## Appendix F.1ii): Response Form



For Shropshire  
Council use

Respondent  
no:

### Shropshire Council Site Allocations and Management of Development (SAMDEV) Plan

**Pre-Submission Draft (Final Plan)  
17 March 2014 – 28 April 2014**

### Representations Form

Please note you can also make representations to the SAMDev Pre-Submission Draft using our online form via:  
[www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev)

This is a formal consultation on the legal compliance and soundness of the Site Allocations and Management of Development (SAMDev) Plan before it is submitted to the Secretary of State for examination by an Independent Planning Inspector. For advice on how to respond to the consultation and fill in this representations form please see the guidance notes available on the Council's website at [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev).

#### Your details: Who is making this representation?

Name:	
Organisation (if applicable):	
Address:	
Email:	
Telephone:	

If you are acting as an Agent, please use the following box to tell us who you are acting for:

Name:	
Organisation (if applicable):	

Address:	
Email:	
Telephone:	

## Your Representations

**Please note, you must use a separate form for each representation you wish to make.**

(Please refer to the accompanying Guidance Notes on Making Representations when completing this section)

In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

Is your representation in support or objection? (please tick as appropriate)

<b>Support</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>
<b>Object</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

<b>Legally compliant</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>
<b>Sound</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>

If your representation considers the SAMDev Plan is not sound, please say whether this is because it is not (*Please tick all that apply*):

<b>Positively prepared</b>	
<b>Justified</b>	
<b>Effective</b>	
<b>Consistent with National Policy</b>	

**In the box below please specify your reason for supporting or objecting.** If you are objecting, you should make clear why the document is unsound having regard to the issues of 'legal compliance' or whether the document is not positively prepared, justified, effective or not consistent with national policy (Continue on a separate sheet if necessary).

**Please use the box below to explain the changes you think should be made to the SAMDev Plan in order to make it legally compliant or sound?** You should explain your suggested revisions to the policy, paragraph or section of the Policies Map, and why this change would make the plan legally compliant or sound. Please be as precise as possible (Continue on a separate sheet if necessary)

Please be sure that you have provided all the information necessary to support your representations and any changes you are proposing. After this stage you will not be able to make any further representations about the SAMDev Plan to Shropshire Council. Any further submissions will only be possible at the invitation of the Inspector conducting the examination, who may seek additional information about the issues he/she has identified.

**Do you consider it necessary to attend and give evidence at the examination?**

Yes, I wish to give evidence about my representation at the examination.

No, I wish to pursue my representations through this written representation.

If you wish to attend the examination, please explain why you think this is necessary in the box below:

**Do you wish to be notified of any of the following?** *Please tick all that apply. We will contact you using the details you have given above.*

When the SAMDev Plan has been submitted for examination	
When the Inspector's Report is published	
When the SAMDev Plan is adopted	

**Please return this form by 5pm on Monday 28 April 2014**

**You can e-mail it to:**

[Planning.policy@shropshire.gov.uk](mailto:Planning.policy@shropshire.gov.uk)

**Or return it to:** Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

**Please note, we will acknowledge receipt of representations made by e-mail.**

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. The Council will place all the representations and the names of those who made them on its website, but will not publish personal information such as telephone numbers, emails or private addresses. By submitting a representation on the Pre-Submission SAMDev Plan you confirm that you agree to this.

## Appendix F.1iii): Guidance Notes on Making Representations



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

Pre-Submission Draft (Final Plan) 17 March – 28 April 2014

### Guidance Notes for Making Representations at Pre-Submission Publication Stage

#### 1. Introduction

- 1.1 The Site Allocations and Management of Development (SAMDev) Plan has been published in order for representations to be made prior to its submission to the Secretary of State. Once submitted the representations made will be considered alongside the published SAMDev Plan by a Planning Inspector as part of the examination stage.
- 1.2 The Planning and Compulsory Purchase Act 2004 (as amended) states that the purpose of the examination is to consider whether the SAMDev Plan complies with the legal requirements, the duty to co-operate and is sound.
- 1.3 These guidance notes are intended to help anyone who wishes to make a representation on the publication version of the SAMDev Plan and are based upon advice from the Planning Inspectorate.

#### 2. The Representations Form

- 2.1 We recommend that representations are made using the Representation Form provided. The Representation Form is available in two formats on Shropshire Council's website. A Word version of the form can be downloaded from the website whilst an on-line 'survey monkey' version of the form is also available. Both versions of the form ask the same questions. Both versions can be accessed on the Shropshire Council website at [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev).
- 2.2 The period for making representations runs for 6 weeks from **12.00pm on Monday 17 March until 5pm on Monday 28 April 2014**
- 2.3 The Representations Form provides the opportunity for you to either object or support the SAMDev Plan Pre-Submission Draft. It asks you to provide the section of the Plan you are making your representation on and whether you consider it to be 'legally compliant' and 'sound'. Specific guidance on what these terms mean is provided below.

- 2.4 This is a very formal stage of consultation and must be in line with national legislation and regulations. It is therefore very important representations relate to the legal compliance and/or soundness of the Plan and are made within the 6 week representations period in order to be considered as duly made. Representations made after the 28 April 2014 and which do not relate to either the legal compliance or soundness of the plan will continue to be submitted to the Secretary of State but may not be considered as part of the examination into the Plan.

**If you have more than one representation you wish to make on the Plan, please be aware it is important that you use a separate form for each. For instance, if you wish to make a representation on two different policies you will need to complete two separate Representations Forms.**

### **3. Legal Compliance and Duty to Co-operate**

- 3.1 The Inspector appointed to conduct the examination will first check that the SAMDev Plan meets the legal requirements under s20(5) (a) and the duty to co-operate under s20(5)(c) of the Planning and Compulsory Purchase Act 2004 before moving on to test for soundness.
- 3.2 You should consider the following before making a representation on legal compliance:
- I. The SAMDev Plan should be included within the current Shropshire Local Development Scheme (LDS) and the key stages should have been followed. The LDS The Shropshire Local Development Scheme is available at [http://shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-8YVD2S/\\$file/shropshire-lds-formal-publication-dec-2009.pdf](http://shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-8YVD2S/$file/shropshire-lds-formal-publication-dec-2009.pdf)
  - II. Community involvement in the preparation of the SAMDev Plan should be in line Shropshire Statement of Community Involvement (SCI), adopted in February 2011. The Shropshire SCI sets out how the Council will seek to engage and consult communities and organisations in the preparation of Development Plan Documents such as the SAMDev Plan. The SCI is available at [http://shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-8URCNQ/\\$file/statement-of-community-involvement-adopted-version-february-2011.pdf](http://shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-8URCNQ/$file/statement-of-community-involvement-adopted-version-february-2011.pdf)
  - III. The SAMDev Plan should comply with the Town and Country Planning (Local Development) (England Regulations) 2012 (the Regulations). On publication Shropshire Council must publish the documents prescribed in the Regulations. The documents prescribed in the Regulations can be viewed at the places outlined in Paragraphs 2.1 and 2.2.
  - IV. Shropshire Council is required to provide a Sustainability Appraisal Report when SAMDev Plan is published. The SA Report should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.

- V. The SAMDev Plan must have regard to the Shropshire Sustainable Community Strategy. The Sustainable Community Strategy 2010-2020 was prepared by the Shropshire Partnership and was adopted by Shropshire Council in 2010. The document was subject to extensive local consultation but not to an independent examination. It is available at [http://www.2shrop.net/live/images/cme\\_resources/Users/Shropshire%20Partnership/Shropshire%20Partnership/Community%20Strategy/Shropshire-s-Community-Strategy-2010-2020.pdf](http://www.2shrop.net/live/images/cme_resources/Users/Shropshire%20Partnership/Shropshire%20Partnership/Community%20Strategy/Shropshire-s-Community-Strategy-2010-2020.pdf).

- 3.3 You should also consider whether the duty to co-operate has been complied with. The duty to co-operate came into force on 15 November 2011 and sets out the requirements that on for local Authorities submitting a Local Plan for examination must demonstrate constructive and active engagement with adjoining Local Authorities in the context of strategic cross boundary matters. The Planning and Compulsory Purchase Act 2004 (as amended) establishes that non-compliance with the duty to co-operate cannot be rectified after the submission of the SAMDev Plan.

#### **4. Soundness**

- 4.1 Soundness is explained fully in the National Planning Policy Framework in paragraph 182. The Inspector will need to be satisfied that the SAMDev is positively prepared, justified, effective and consistent with national policy. This is why it is important that representations made on the Plan need to relate to its 'soundness'. Each aspect of 'soundness' is explained below.

##### ***Positively Prepared***

- 4.2 This means the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. The NPPF has 12 principles through which it expects sustainable development can be achieved.

##### ***Justified***

- 4.3 This means that the SAMDev Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence, which includes:
- Evidence of participation of the local community and others having a stake in the area
  - Research/fact finding: the choices made in the plan are backed up by facts

- 4.4 The SAMDev Plan should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The Plan should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

##### ***Effective***

- 4.5 This means the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities. The plan should:
- Show sound infrastructure delivery planning
  - Have no regulatory or national planning barriers to delivery
  - Show delivery partners who are signed up to it: and
  - Show coherence with the strategies of neighbouring authorities



- be flexible and able to be monitored
- 4.6 The SAMDev Plan should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen. The Plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the plan should make clear that major changes may require a formal review including public consultation. Any measures which the Council has included to make sure that targets are met should be clearly linked to an Annual Monitoring Report.

***Consistent with National Policy***

- 4.7 The SAMDev Plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF).
- 4.8 If you think the content of the SAMDev Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:
- Is the issue with which you are concerned already covered specifically by any national planning policy? If so, it does not need to be included.
  - Is what you are concerned with covered by any other policies in Shropshire's Planning Policy documents, in particular the adopted Core Strategy? There is no need for repetition between Local Plans covering the same geographical area.
  - If the policy is not covered elsewhere, in what way is the SAMDev Plan unsound without the policy?
  - If the SAMDev Plan is unsound without the policy, what should the policy say?

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**Shropshire Council 17<sup>th</sup> July 2014:  
SAMDev Appendix E: Schedule of Proposed Changes**

	<b>Page/Policy / Para.</b>	<b>Proposed Change</b>	<b>Source (Rep or edit)</b>
1.	Schedule MD2.1	Amend MD2 (1) to require development to “respond positively” to local design aspirations wherever possible. Amend the last sentence of paragraph 4.7 for consistency. The preferred policy approach is designed to ensure that local design considerations are at least considered as part of the development management process, including respect for local aspirations ‘ <b>wherever possible</b> ’ This does not imply undue prescription or represent an unrealistic aspiration.	Rep
2.	Schedule MD2	<p><b>Insertions and deletions to point 5 of policy:</b></p> <p>Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including;</p> <ul style="list-style-type: none"> <li>i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and;</li> <li>ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, <b>recreation, formal or informal uses</b> <del>and recreation uses</del> <b>including semi-natural open space;</b></li> <li>iii. <b>where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point,</b></li> <li>iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.</li> </ul> <p><b>Delete text from paragraph 4.13 and Insert new explanatory paragraphs 4.13a and 4.13b to read:</b></p> <p>4.13 Adequate open space is set at a minimum standard of 30sqm per person (equivalent to 3ha per 1,000 population). For residential developments, the number of future occupiers will be based on a standard of one person per bedroom. For non-residential developments, the number of future occupiers is based on estimated number of</p>	Rep

**Shropshire Council 17<sup>th</sup> July 2014:  
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	Page/Policy / Para.	Proposed Change	Source (Rep or edit)
		<p>employees. For developments of 20 dwellings and more, the open space needs to comprise a functional area for play and recreation. This should be provided as a single recreational area, rather than a number of small pockets spread throughout the development site, in order to improve the overall quality and usability of the provision. On very large sites, it may be appropriate to divide the recreational open space into more than one area in order to provide accessible provision across the development. In such instances it is important that each recreational area is of a sufficient size to be functional. <del>The types of open space provided need to be relevant to the development and its locality and should take guidance from the Place Plans. The ongoing needs for access to manage open space must be provided for and arrangements must be in place to ensure that the open space will be maintained in perpetuity whether by the occupiers, a private company, a community organisation, the local town or parish council or by Shropshire Council;</del></p> <p><b>4.13a Whilst national policy protects internationally designated wildlife sites from development which would damage their special interests, planning proposals may still lead to indirect effects on such sites. The HRA for the Plan identifies those internationally protected sites which could be affected by development and Policy MD12 provides for mitigation measures to remove the impact. This policy sets out those measures necessary to mitigate the effect of increased recreational pressure. These may include an increase in the amount of open space provided by a development over and above the 30sqm per person with a significant proportion of this being semi-natural. Additional mitigation measures may include developer contributions in line with Policy MD12;</b></p> <p><b>4.13b The types of open space provided need to be relevant to the development and its locality and should take guidance from the Place Plans. The ongoing needs for access to manage open space must be provided for and arrangements must be in place to ensure that the open space will be maintained in perpetuity whether by the occupiers, a private company, a community organisation, the local town or parish council, or by Shropshire Council;</b></p>	
3.	Schedule MD2, paragraph 4.13	Amend paragraph 4.13 to delete reference to the application of the 30sqm per person standard to non-residential development and replace with "For non-residential developments, open space provision should be design-led, informed by the character and context of the development proposed, together with any requirement identified in the relevant Place Plan and the environmental networks	Rep

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		approach set out in Policy CS17 and the natural environment SPD.”	
4.	Schedule MD2.2 (iii)	Amend MD2.2 (iii) to “ <b>Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13.</b> ”	Rep
5.	Schedule MD3 (3)	A change is proposed to <b>include an additional sub-clause after (iv) (The benefits) to read ‘(v) The impacts of the development, including the cumulative impacts of a number of developments in a settlement’</b> , with the last sentence of related paragraph 4.22 of the Explanation amended to read ‘Exceeding the settlement housing guideline by too great a degree <b>and the cumulative impacts of a number of developments in a settlement</b> can result in unsustainable development that stretches infrastructure and community goodwill towards breaking point’.  In addition, in order to reflect that the matters to which regard should be had set out in Clause 3 are broad considerations rather than precise criteria, it is proposed to replace the word ‘criteria’ in Clause 4 with ‘ <b>considerations</b> ’, amending Clause 4 to read, “...may be acceptable subject to the <del>criteria</del> <b>considerations</b> in paragraph above.”	Rep
6.	Schedule MD3 Paragraph 4.20	As not all settlements have development boundaries identified on the Policies Map, for clarity, a change is proposed to the second sentence of paragraph 4.20 of the explanation to replace the words ‘development plan boundary’ with ‘ <b>settlement development boundaries</b> ’, amending paragraph 4.20 to read, “...outside the <del>development plan boundary</del> <b>settlement development boundaries</b> ’ but are otherwise in accordance with the relevant settlement policy.”	Rep
7.	Schedule MD4(1ii)	Remove the words “small scale” to read ‘are other suitable, <del>small scale</del> development sites; <b>and</b>	Edit
8.	Schedule MD4 (Introductory text)	Clarify introduction to policy MD4.  Add in to introductory paragraph to read ‘ <b>Employment development will be managed in accordance with spatial strategies CS1 – CS5 and economic and employment strategy CS13.</b> ’  Amend paragraph to read <del>Further to Policies CS14 and CS19,</del> As part of the management of a portfolio of employment land and premises ( <b>CS14 and CS19</b> ) and to maintain a reservoir of available sites:	Edit

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9.	Schedule MD4 paragraph 4.26	Amend explanatory text to include reference to CS13.  The portfolio of employment land and premises shown in the annual monitoring report particularly to satisfy Policies CS1, <b>CS13</b> , CS14 and CS19.	Edit																
10.	Schedule MD5  Local Aggregates Assessment	LAA considered by AWP at meeting on 24 <sup>th</sup> June 2014. Further changes may be proposed to reflect comments and published as part of SAMDev evidence base.	Rep																
11.	Schedule MD5  Paragraph 4.37	Amend 4 <sup>th</sup> sentence of paragraph 4.37 to read: "There are also two sites <b>at Barnsley Lane, near Bridgnorth and Woodcote Wood, near Sherrifhales</b> , where a resolution has been made to grant planning permission, but where consent has yet to be issued." Add new final sentence to paragraph 4.43: " <b>The allocation of these sites is in two phases, in order to help address the potential for cumulative impacts at Morville, where an existing site and a preferred allocation are served by the same road access;</b> "  Amend Table 5.2 to read: <table border="1" data-bbox="491 1088 1243 1480"> <thead> <tr> <th></th> <th>Estimated Reserve *</th> <th>Production Requirement</th> <th>Shortfall</th> </tr> </thead> <tbody> <tr> <td>Operational Sites 2012 – 2026</td> <td>4.36</td> <td align="center">-</td> <td></td> </tr> <tr> <td>Unworked site commitments</td> <td>4.60</td> <td align="center">-</td> <td></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>8.96</b></td> <td><b>11.48</b></td> <td><b>2.52</b></td> </tr> </tbody> </table>		Estimated Reserve *	Production Requirement	Shortfall	Operational Sites 2012 – 2026	4.36	-		Unworked site commitments	4.60	-		<b>TOTAL</b>	<b>8.96</b>	<b>11.48</b>	<b>2.52</b>	Rep
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12.	Schedule MD5 (2i)	Amend 2i to read: " <del>the need for minerals development</del> <b>availability of resources sufficient</b> to maintain an adequate and steady supply of sand and gravel consistent with the established production guideline;"	Rep																
13.	Schedule MD5 (3ii)	Amend MD5(3ii) to read: "the proposal would not prejudice the development of the allocated sites; <del>and</del> <b>or,</b> "	Rep																
14.	Schedule MD5a	Delete the following text from Schedule MD5a, point 1 and insert new text to read: '1. the completion of a <b>project-level</b> Habitats Regulations Assessment (HRA) <del>to demonstrate that development will not adversely affect the integrity of a European Site, or a nationally designated wildlife site. Permission cannot be granted if there will be an adverse impact on protected sites;</del> <b>in accordance with</b>	Rep																

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		<b>Policy MD12. Particular regard should be paid to effects on water quality and to impacts arising from sedimentation, hydrological changes and dust on the Cole Mere Ramsar site and the White Mere Ramsar site. Permission will not be granted if adverse effects on the integrity of either site cannot be avoided or mitigated in line with Policy MD12.'</b>	
15.	Schedule MD5  Paragraph 4.44	<p>Delete the following text from paragraph 4.44 of the Explanation to Policy MD5 and insert new text to read:</p> <p><del>4.44 It is a legal requirement for Local Authorities to prepare a Habitat Regulation Assessment (HRA) for plans and projects which have potential to impact upon habitats of European importance. Due to their size and location, mineral sites often have this potential. Whilst initial screening was carried out in support of the preparation of the Core Strategy in 2009, further screening has now been completed for the proposed mineral site allocations to identify any potential effect pathways by which those mineral allocations might impact upon European Designated Sites. The proposed site allocation at Morville has been screened out due to being over 10km from the nearest European Designated Site and the proposed site allocation at Gonsal has been screened out as there is no likely significant effect on European Sites. The remaining proposed site allocation at Wood Lane North Extension cannot be 'screened out' of the HRA process at this stage and will require a full Appropriate Assessment to be carried out when the planning application is made.</del></p> <p><b>'4.44 The SAMDev Minerals HRA indicates that the Wood Lane North extension could adversely affect the integrity of the Cole Mere Ramsar site and the White Mere Ramsar site and that a project-level HRA is required at the planning application stage. Detailed information and an analysis of water movements as well as stringent mitigation management plans will be required to support this HRA.. If the HRA indicates that harm arising from the disturbance of ground or surface water flows, reduced water quality, increased sedimentation and the effects of dust cannot be avoided or mitigated in line with Policy MD12, then permission will be refused.. Further information is also available in the SAMDev Minerals Habitats Regulation Assessment.'</b></p>	Rep
16.	Schedule MD5b	The suggested clause was not included in Moreville Extension because there is limited recreational potential by virtue of the location and characteristics of the site. However, insert to Schedule MD5b in relation to Morville Extension a new criterion 4, to read 'a site restoration	Rep



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		scheme will be designed to deliver significant wildlife benefits’.	
17.	Schedule MD5a and MD5b	Amend references in Schedules MD5a and MD5b to refer to ‘Policies Map’	Rep
18.	Schedule MD5a and MD5b	Amend Schedule MD5a to include reference to S8 Inset 8 and MD5b to refer to S16 Inset 7 (Gonsal) and S3 Inset 5 (Morville)	Rep
19.	Schedule MD5a	Amend Schedule MD5a to insert reference to hydrogeology as suggested in bold in the development guidelines for Wood Lane  <b>Proposed Change:</b> The Plan should read as a whole: <ul style="list-style-type: none"> <li>• Insertion of this quantity of text would unbalance the policy;</li> <li>• Impacts on the water environment are already generally addressed by CS18 and for minerals in MD17;</li> <li>• However, insert suggested text as additional supporting text for Policy MD17</li> </ul>	Rep
20.	Schedule MD6 (1)	Amend reference to policy MD7 to read Policies CS5 and <b>the relevant requirements of MD7a and MD7b,</b>	Edit
21.	Schedule MD6 (1)	Amend paragraph 1 to read ‘ <b>Exception to the Green Belt requirements are</b> ’:	Edit
22.	Schedule MD6, paragraph 4.48	Amend explanatory text to read, ‘In the Green Belt the normal countryside Policies CS5 <b>and the relevant requirements of MD7a and MD7b apply</b> ’	Edit
23.	Schedule MD6, paragraph 4.49	Amend explanatory text to read ‘Countryside policies CS5 <b>and the relevant requirements of MD7a and MD7b</b> apply in these settlements’	Edit
24.	Schedule MD6, paragraph 4.51	Insert reference to policies CS11 and CS13. Amend paragraph to read “primarily be for economic diversification and to meet the needs of the local communities for affordable housing <b>to satisfy CS11 and CS13</b> ”:	Edit
25.	Schedule MD7a (1)	Changes to wording are proposed in response to the need to reflect amendments to permitted development rights introduced after publication as detailed below and other issues . This proposed change will break up the paragraph :-  1. Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. Suitably designed and located exception site dwellings and	Rep



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		residential conversions will be positively considered where they meet evidenced local housing needs <b>and</b> , other relevant policy requirements. <del>and</del> , In the case of market residential conversions <b>requiring planning permission</b> , a schemes <b>should</b> provides an appropriate mechanism for the <b>sensitive</b> re-use and retention of buildings which are heritage assets. In order to protect the long term affordability of <b>single plot affordable</b> exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions;’	
26.	Schedule MD7a paragraph 4.60	. Paragraph should read: ‘4.60 The policy also clarifies the Council’s approach regarding affordable housing contributions..... In these cases, as with new primary dwellings, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate and related to the floorspace of the dwelling, reflecting that the effect of the removal of the conditions is the creation of a new unrestricted dwelling in the countryside. <b>An affordable housing contribution will however not be required from pre- existing dwellings which have retrospectively become subject to occupancy conditions as a result of a planning approval for a new rural workers dwelling for the enterprise.</b>	
27.	Schedule MD7a.1	Insert ‘sensitive’ as suggested :- ‘1. Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs, other relevant policy requirements and , in the case of market residential conversions, a scheme provides an appropriate mechanism for the <b>sensitive</b> re-use and retention of buildings which are heritage assets. In order to protect the long term affordability of affordable exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions’	Rep
28.	Schedule MD7a Explanatory text	The explanatory text refers to Part 5 of the Policy for existing residential conversions. It is not appropriate to amend the Policy for the reasons set out above. Reference can be made in explanatory text to where additional alterations are proposed. Insert in paragraph 4.62 : ‘.....Open market residential use will only be accepted where the conversion has met the criteria set out in Policy CS5 and retains Identifiable heritage value. <b>Where additional alterations</b>	Rep

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		<b>are proposed these must respect the significance of the heritage asset, its setting and the local landscape character.</b> An affordable housing contribution at the current prevailing rate will also be required, if it has not been previously paid, as it would with the creation of any new market dwelling. Further guidance is provided in the Type and Affordability of Housing SPD.'	
29.	Schedule MD7a	Amendments to permitted development (PD) provisions from 06.04.14 allowing change of use of agricultural buildings to residential lead to a need to re-consider policy text MD7a (1) and explanatory text to reflect this. The proposed amendment to Paragraph 1, sentence 2 of Policy MD7a is to insert a reference to relevance when there is a need for planning approval and create new sentences as follows : 'Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs <b>and</b> other relevant policy requirements. <del>and</del> In the case of market residential conversions <b>requiring planning permission, a schemes should</b> provides an appropriate mechanism .....	Edit
30.	Schedule MD7a	There is a need to amend explanatory paragraphs to reference new provisions. It is proposed to insert new first sentence to paragraph 4.55 and replace 'proposals' with 'applications' in the current first sentence. The paragraph will read :- <b>'Whilst permitted development provisions have been introduced allowing change of use of agricultural buildings to residential use from April 2014 , some proposals, including those within the AONB, Conservation Areas and relating to listed buildings, will be subject to planning control.</b> In addition to the requirements in MD13, to comply with Policy CS5, <del>proposals</del> <b>applications</b> for conversions to open market residential uses should provide evidence of: the buildings' merits, the scheme's contribution to local character, distinctiveness and sustainability improvements.	Edit
31.	Schedule MD7b(3a)	Delete ' <del>Required in connection with a viable agricultural enterprise and</del> '	Rep
32.	Schedule MD8(4iii)	Amend MD8(4iii) to read: "In the case of hydro-electric energy schemes, particular attention will also be paid to impacts on flood risk, <b>ecology</b> , water quality and fish stocks;"	Rep
33.	Schedule MD8(3iv)	Amend to remove 'recognised' and insert cross reference to MD13 to provide reference to significance.	Rep
34.	Schedule MD9	Delete paragraphs 4.90 – 4.95 due to repetition of paragraphs 4.80-4.85 and 4.88	Edit
35.	Schedule	A change is proposed to the boundaries of the employment	Rep

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	MD9	area safeguarded under Policy MD9 at Battlefield Enterprise Park to exclude any land forming part of the Registered Battlefield.	
36.	Schedule MD10a	Amend the Ludlow Policies Inset Map to remove Tower Street from the Primary Shopping Area, but retain the existing premises of One Stop and Sommerfield within the Primary Shopping Area.	Rep
37.	Schedule MD10b (1)	Policy MD10b 1) Amend to read: “To ensure development does not cause significant adverse impacts on the vitality and vibrancy of Shropshire’s town and rural centres, <b>where permission is required</b> , applicants will be required to prepare Impact Assessments for new retail, leisure and office proposals where they...”	Rep
38.	Schedule MD10b (2)	Amend to read: “The Council will not permit proposals which have a significant adverse impact on town <b>or rural</b> centres, or where it is considered the scope of the Impact Assessment is insufficient”  Explanation Para 4.104 – Amend to read: “Where an Impact Assessment is required, the applicant will need to clearly show how their proposal would not lead to a significant adverse impact on the town <b>or rural</b> centre. This should focus on the predicted levels of trade diversion, <del>from the town centre</del> , and have regard to expenditure and population forecasts if necessary. Where there are two or more outstanding proposals, the Council may require applicants to consider the cumulative impact of these schemes. <del>on the town centre</del> . Guidance on the preparation of these assessments is set out in the NPPF and supporting documentation;  Explanation Para 4.106 – Add the following sentence to the end of the paragraph: <b>It is expected that in these cases the level of detail provided in impact assessments is proportionate to the size and role of the centre.</b>	Rep
39.	Schedule MD11(8)	Alternative wording at Policy 11.8 (page 62) suggested to read: “Holiday let development that does not conform to the legal definition of a caravan, <b>and is not related to the conversion of existing appropriate rural buildings</b> , will be resisted in the countryside, following the approach ...”	Rep
40.	Schedule MD11(11)	Alternative wording at Policy 11.11 (page 63) suggested to read “  “To retain the <del>economic</del> benefit to the visitor economy, <del>the Council will apply appropriate conditions to restrict</del>	Rep

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		<p>applications for visitor accommodation to tourism uses <b>will be applied to new applications for visitor accommodation to ensure the accommodation is not used for residential occupation.</b>"</p>	
41.	Schedule MD12	<p>Insertions and deletions to policy:</p> <p>In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, <b>the avoidance of harm to Shropshire's natural assets and their conservation</b>, enhancement and restoration of Shropshire's natural assets will be achieved by:</p> <ol style="list-style-type: none"> <li><b>1. Requiring a project-level Habitats Regulations Assessment for all proposals not in the Plan, where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where a HRA indicates an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, including that identified by the HRA for the Plan or the Minerals HRA, measures will be required in accordance with; CS6, CS8; CS9; CS17; MD2; the Sustainable Design SPD; the Water Management SPD; remedial actions identified in the management plan for the designated site and the priorities in the Place Plans, where appropriate.</b></li> <li><del>2. Ensuring that the social or economic benefits of development can be demonstrated to clearly outweigh the harm to natural assets where proposals are likely to have an unavoidable significant adverse effect, directly, indirectly or cumulatively, on any of the following</del> <b>proposals which are likely to have a significant effect, directly, indirectly or cumulatively, on any of the following:</b> <ol style="list-style-type: none"> <li>i. the special qualities of the Shropshire Hills AONB;</li> <li>ii. locally designated biodiversity and geological sites;</li> <li>iii. priority species;</li> <li>iv. priority habitats</li> <li>v. important woodlands, trees and hedges;</li> <li>vi. ecological networks</li> <li>vii. geological assets;</li> <li>viii. visual amenity;</li> <li>ix. landscape character and local distinctiveness.</li> </ol> <p><del>In these circumstances a hierarchy of mitigation then compensation measures will be sought.</del> <b>will only be permitted if it can be clearly demonstrated that:</b></p> <ol style="list-style-type: none"> <li><b>a) there is no satisfactory alternative means of preventing such impacts through re-design or</b></li> </ol> </li> </ol>	Rep

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		<p style="text-align: center;">by re-locating on an alternative site and; b) the social or economic benefits of the proposal outweigh the harm to the asset. In these circumstances a hierarchy of mitigation then compensation measures will be sought.</p> <p>Change to explanatory text: insert new 5 new paragraphs after 4.115</p> <p><b>4.116 The Habitats Regulation Assessment (HRA) for the Plan identifies the potential for adverse effects on the integrity of a number of internationally designated sites. It also sets out the settlements where housing, employment uses or in the case of Ellesmere, leisure proposals, may cause such harm. The Plan HRA then also identifies the mitigation measures necessary to remove the harm. A project-level HRA will thus not be needed for the sites or types of development already identified in the Plan HRA</b></p> <p><b>4.117 However, other development may have an adverse effect on the integrity of an internationally designated site. Where Shropshire Council identifies the potential for such an effect, a project-level HRA will be needed and applicants will be required to supply appropriate information to enable the Council to complete this.</b></p> <p><b>4.118 Where a project-level HRA shows that development may have an adverse effect on the special features of an internationally designated site, permission will be refused if this cannot be avoided or fully mitigated.</b></p> <p><b>4.119 Plan and project-level mitigation measures may include; phasing development to allow time for infrastructure improvements to be put in place; increasing the amount of semi-natural open space to provide alternative informal recreation opportunities in line with Policy MD2; developer contributions towards remedial actions identified in the management or action plan for the designated site or in the Place Plan for the area, such as visitor management facilities, changes to car parking provision or pollution control measures; water management measures as set out in the Water Management SPD; and implementing the highest standards of design as set out in the Sustainable Design SPD.</b></p> <p><b>4.120 Mitigation measures to remove the adverse effects of development on the integrity of the</b></p>	

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		<p><b>River Clun SAC will be identified once the Nutrient Management Plan has been completed by Natural England and the Environment Agency (due 2014). The subsequent Action Plan will set out those measures for which developer contributions may be required and these will be reflected in the relevant Place Plans.</b></p> <p><b>No change to policy.</b> Best and most versatile agricultural land is covered in CS6. There is no accepted definition of a valued soil nor is Shropshire Council aware of any resource which indicates where such soils occur. Without either of these, development certainty cannot be provided. However change explanatory text to provide guidance:</p> <p>Insert new paragraph after 4.128  <b>The planning system should protect and enhance soils,. Some of the most significant impacts on soils occur as a result of construction activity. A Code of Practice has been developed by Defra to assist anyone involved in the construction sector to better protect the soil resources with which they work and in so doing, minimise the risk of environmental harm such as excessive run-off and flooding. The aim is to achieve positive outcomes such as cost savings, successful landscaping and enhanced amenity whilst maintaining a healthy natural environment.</b></p>	
42.	Schedule MD13	Following further discussion with English Heritage a number of changes have been proposed to address their concerns. These have not yet been agreed and will be dealt with through a Statement of Common Ground.	Rep
43.	Schedule MD13 Explanatory text	<ul style="list-style-type: none"> <li>i. Change heritage features to heritage assets.</li> <li>ii. Delete the phrase 'as and when'</li> <li>iii. Include World Heritage Site Management Plans as both evidence base and the indicator documents</li> </ul>	Rep
44.	Schedule MD14 Paragraph 4.146	<p>Amend last sentence of paragraph 4.146 to read: <b>"Where development is also subject to approval under pollution control regimes, Shropshire Council will continue to work closely with the Environment Agency to manage potential odour and noise impacts where detailed assessment may be required."</b></p> <p>Add after first sentence of 4.146 to read: <b>"Any waste or digestate storage tanks shall be above ground, or where this is not feasible or practicable, proposals should demonstrate that tank bases are an appropriate distance above the seasonal water table. Further guidance is available in the Environment Agency policy 'Groundwater protection: Principles and practice'</b></p>	Rep



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		<b>(commonly referred to as GP3)."</b>	
45.	Schedule MD15(2ii)	Amend MD15(2ii) to read: "Demonstrate to the satisfaction of the WPA that <del>the</del> <b>there is a need for the facility outweighs any adverse environmental impacts which the proposal is likely to cause;</b>	Rep
46.	4.148	Update weblink in 4.14 to national guidance from the Environment Agency	Rep
47.	Schedule MD16 4.150	Amend 5 <sup>th</sup> sentence of paragraph 4.150 to read: "The MSA is illustrated in the draft Proposals Map <b>and more detailed information is available on an 'interactive' mineral safeguarding map which is available on the Council's website.</b> " Illustrate PEDL licence areas on the 'Policies Map'.	Rep
48.	Schedule MD17(1)	Amend last sentence of MD17(1) to read: "Where necessary, output restrictions may be <del>imposed</del> <b>agreed with the operator</b> to make a development proposal environmentally acceptable;"	Rep
49.	Schedule MD17(1viii)	Amend MD17(1viii) to read: " <b>Evidence of the quantity and quality of mineral</b> and the extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate use of high quality materials;	Rep
50.	Schedule MD17(5)	<b>Proposed Change:</b> Amend MD17(5) to read: "A <b>Sustainable proposals for the working of building stone will be supported, and a</b> flexible approach will be adopted to the duration of planning consents for very small scale, intermittent but long term or temporary working to <del>work</del> <b>produce</b> locally distinctive building and roofing stone consistent with the objectives of Policy MD2;	Rep
51.	Paragraph 4.155	Supplement existing consideration in CS18 and MD17(1v.) by adding to the end of existing paragraph 4.155: " <b>Mineral working has the potential to impact on both groundwater and surface water as a result of removal of materials, de-watering activities and restoration activities. It is important that these aspects are fully considered at an early stage and applications should be accompanied by a hydro-geological risk assessment to assess the potential impacts of the proposal on environmental features supported by groundwater, for example, wetlands, watercourses, ponds or existing water supplies. A programme of groundwater level monitoring should commence well in advance of the submission of a planning application in order to inform the risk assessment. The assessment must consider whether potential impacts are deemed acceptable and/or can be appropriately managed through avoidance or mitigation measures. A Scheme of</b>	Rep

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		<b>Working based upon the HRA and groundwater level monitoring results should be submitted with any planning application. A 'water features survey' will also be required to identify environmental features and may require the installation of monitoring infrastructure and implementation of a long term monitoring programme for the water environment."</b>	
52.	Paragraph 4.156	Supplement existing consideration in CS18 and MD17 (1v.) by adding a further sentence to the end of 4.156: <b>"The restoration of mineral sites can make a positive contribution to the objectives of the Water Framework Directive by helping to achieve good ecological status by 2027 and supporting multi-functionality in after use schemes including environmental enhancements such as flood management and biodiversity benefits from wet washland attenuation."</b>	Rep
53.	Schedule MD17 New paragraph after 4.156	Insert new paragraph after 4.155: <b>"Minerals are a finite resource and applications should be accompanied by appropriate evidence, collected through a professionally undertaken programme of drilling and mineral assessment, to demonstrate the quantity &amp; quality of mineral,"</b>	Rep
54.	Policy S1.1a	Amend S1.1a (page 86) to read "Development to deliver housing that is appropriate for people of retirement age <b>by meeting 'lifetime homes' standards</b> . A high proportion of the development should be one and two-bed units <b>is sought within the development.</b> "	Rep
55.	Policy S1 Paragraph 5.5	Amend para 5.5 (page 88) to read "site ALB003 at Whiteacres (site ALB2a in the Albrighton Plan) is identified <b>as being-capable of meeting the housing requirements</b> of for housing for people of retirement age and should therefore <b>include a mix of housing</b> designed to be attractive for the 55-75 and or 75+ age groups <del>rather than general family or executive housing</del> <b>and meet 'lifetime homes' standards.</b> "	Rep
56.	Policy S2 (2iii)	It is therefore proposed that Policy S2.2 (iii) be amended to read: "the single allocation <b>CLUN002</b> is expected to deliver <b>a minimum of 60 dwellings</b> <del>the majority of the housing development and</del> to provide a sustainable mix of housing types and sizes to meet the local needs for affordable and family housing. The balance of development <b>up to a maximum of 10 dwellings</b> will be delivered through opportunities for small scale development on windfall sites within the existing development boundary. <del>Windfall development on small sites will be permitted within the development boundary to deliver an allowance of around 10 dwellings or to balance the level of development on CLUN002 to deliver the housing requirement for the town.</del>	Rep



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		<p><b>The management of windfall development in the town will respect the historic character of the settlement and the constraints imposed on the development potential of the town by the historic, narrow and restricted street pattern”.</b></p> <p>It is proposed that ‘Development Guidelines’ be changed to read “Development to deliver <del>around</del> <b>a minimum of 60 dwellings on a site area with the capacity to</b> <del>subject to the capacity of the site to</del> deliver an appropriate mix, layout and design of housing and acceptable landscaping and open space provision....”</p> <p>It is proposed to change ‘Provision’ to read: <b>“60+dwellings”</b></p>	
57.	Policy S2 (2iv)	Accordingly, settlement policy S2.2 (iv) to be amended to read “...Development will <b>protect and enhance</b> <del>respect</del> the character of the village and its heritage assets <b>and their settings</b> particularly within the central Conservation Area....”	Rep
58.	Policy S2.2 (iv)	Amend Policy S2.2(iv) second paragraph, first sentence to read: <u>“Site LYD009 has frontage highway access directly onto the B4385 and is expected to be developed independently from the adjoining allocations at LYD007 and LYD008”</u>	Rep
59.	Policy S2.29 (iv)	Amend Policy S2.29(iv) development guidelines for site LYD009 to read:  <i>“Brownfield redevelopment opportunity on an under used and visually intrusive former garage site <del>which includes including an existing residential bungalow which is expected to remain on the site. ....The site could accommodate 2 new dwellings around 3</del> subject to dwelling type and size <u>and the impacts of a covenant affecting part of the site”.</u> <del>The existing bungalow also affords the opportunity for a replacement dwelling to increase the overall site capacity to 4 dwellings.</del></i>  Amend column on ‘Provision’ to show ‘2’ new dwellings	Rep
60.	Policy S2 Natural England	<p>A co-ordinated approach had been taken to addressing the issues raised by Natural England with respect to MD12 and the recommendations arising from the SAMDev HRA. Further detail is given in the Statement of Common Ground between Shropshire Council and Natural England. Consequent changes to the settlement policies for the Bishop’s Castle area are as follows:</p> <p>Delete text from Policy S2.1 point 5 of Bishop’s Castle and insert text to read: ‘<del>All development in Bishop’s Castle must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and any agreed management strategy for the river catchment.</del></p>	Rep

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		<p><b>Mitigation measures will be required to remove the adverse effects of development in Bishop’s Castle on the integrity of the River Clun SAC in accordance with Policy MD12.’</b></p> <p>Insert new paragraph 5.16a into the Explanation to Policy S2.1 to read: <b>‘The Plan HRA indicates that development in Bishop’s Castle may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.’</b></p> <p>Insert new second paragraph into Policy S2.2 Community Hub and Cluster Settlements to read: <b>‘Mitigation measures will be required to remove the adverse effects of development in the Bishop’s Castle area on the integrity of the River Clun SAC in accordance with Policy MD12.</b></p> <p><b>S2.2(i) Bucknell</b>, delete paragraph</p> <p><del>All development in Bucknell Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and agreed management strategy for the river catchment.</del></p> <p><b>S2.2 (iii) Clun</b> delete paragraph</p> <p><del>All development in Clun Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and the agreed management strategy for the river catchment.</del></p> <p><b>S2.2 (iv) Lydbury North</b> delete paragraph <del>All development in Lydbury North Parish must have regard to the conservation targets for the River Clun catchment as set out in the nutrient management plan and agreed management strategy for the river catchment.</del></p> <p><b>S2.2 (vi) Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)</b>, delete</p> <p><del>All development in Clungunford Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and agreed management strategy for the river catchment.</del></p> <p><b>Insert new paragraph 5.18a to the Explanation to Policy S2.2 to read: ‘The Plan HRA indicates that development in the Community Hubs of Bucknell, Clun, Lydbury North, and the Community Cluster of Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to</b></p>	

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		<p><b>remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.'</b></p> <p>Delete first paragraph to Policy S2.3 and insert new text to read: 'The River Clun Special Area of Conservation (SAC) will be protected by ensuring that all development in the River Clun catchment, including in the town of Bishop's Castle, clearly demonstrates that it will not adversely affect the integrity of the SAC. New development must incorporate measures to protect the SAC. These includes phasing development appropriately to take account of infrastructure improvements, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18 and the guidance in the Sustainable Design SPD and the Water Management SPD. <b>The Plan HRA indicates that development in the Bishop's Castle area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.'</b></p> <p>Delete paragraphs 5.20 and 5.21 to the Explanation to Policy S2.3 and insert new paragraph 5.20 to read: '5.20 Much of the south-western part of the Bishop's Castle area is in the river Clun catchment. Part of the river Clun is a Special Area of Conservation (SAC) which is afforded the highest levels of protection under the Conservation of Habitats and Species Regulations 2010 (as amended—the Habitats Regulations) and the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (Habitats Directive). Although the river is an important environmental asset, the particular feature for which the SAC is notified is the Freshwater Pearl Mussel. The SAC is currently assessed as being in an unfavourable condition for a number of reasons, including high levels of silt and nutrients (particularly Nitrogen and phosphate) which affect the health of the pearl mussel population. Natural England and the Environment Agency are producing the River Clun SAC Nutrient Management Plan (NMP), due to be published by April 2014. The aim of the NMP is to provide a long term, whole catchment view of the options that will be required to restore the River Clun SAC to favourable condition;</p> <p>5.21 Whilst this integrated catchment approach is important, ensuring a wide range of measures are employed to reduce nutrient loads, it is vital that new development contributes positively alongside wider land</p>	

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		<p>management measures. In accordance with Policy CS18, new development must contribute to sustainable water management, by enhancing and protecting water quality and ensuring there is adequate water infrastructure in place to serve the proposed development. New development must be phased appropriately to take account of improvements to infrastructure and apply the highest standards of sustainable design in accordance with CS6 and MD2. In addition, a Habitat Regulation Assessment must be carried out by the LPA for any new development within the Clun catchment and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the River Clun SAC will not be granted planning permission;</p> <p><b>5.20 The Plan HRA indicates that development in the Bishop's Castle area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.</b></p>	
61.	Policy S3.1	This recommended change is accepted and the Development Guidelines for site ELR011b in Policy S3.1 should be changed to read "Allocated for the relocation of the existing livestock market together with its existing <i>or alternative</i> ancillary uses only. Suitable landscaping and woodland planting will be provided along the site edge"	Rep
62.	Policy S3.1 (2)	Amend Policy S3.1(2) to read "Around 1,400 <b>dwelling</b> homes and around <del>19</del> <b>12.4</b> hectares of employment land <b>with 6.6 hectares to relocate the existing Livestock Market</b> will be delivered in Bridgnorth on a mix of windfall and allocated sites..." Amend the Schedules in Policy S3 to reflect the standard formatting for the SAMDev document.	Rep
63.	Policy S4	Amendment to S4, paragraph 5. It is proposed to clarify policy S4 at paragraph 5 (page 108) to read: "Tourist related development will be supported where it enhances an existing business on the same site, offers a conservation gain by restoring or improving the sustainable use of a heritage <b>asset feature in accordance with MD13</b> , or creates a new tourism related business on a suitable infill or brownfield site."	Rep
64.	Policy S5.1a	Development is subject to satisfactory and appropriate vehicular access which must safeguard protected trees. The design and layout of development must have regard to the	Rep

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		setting of the Conservation Area. <i>Insert: A site specific Flood Risk Assessment must also be carried out to confirm residual risk arising from the watercourse on the site's northern boundary,</i>	
65.	Policy S5, explanatory text paragraph 2	Amend wording in para 2 of the explanation  The town lies entirely within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) as does much of the remainder of the Church Stretton area. To the west of the town, the Long Mynd is a Site of Special Scientific Interest and <b>the Town Council's Coppice Leasowes Local Nature Reserve is situated to either side of the A49 just north of the town centre.</b> <del>and</del> There are Scheduled Ancient Monuments at Nover's Hill to the north and Brockhurst to the south. The Old Rectory to the south west of the town centre is an historic designed landscape of at least regional significance. Woodlands, some of which are ancient, and trees provide an important and attractive setting for the town and many are protected by individual and group Tree Preservation Orders.	Rep
66.	Policy S7.1(5)	Policy S7.1 (5) should be amended to read: "...Development proposals will be required to satisfy the requirements of Policies <b>CS6</b> , CS13, CS14, CS15, CS16, <b>CS17</b> , <b>MD2</b> , MD3, MD4, MD10a, MD10b, <del>and</del> MD11, <b>MD12</b> and MD13 as appropriate".	Rep
67.	Policy S7.2	Insert new paragraph at end of Policy S7.2 to read: <b>'Mitigation measures will be required to remove the adverse effects of development in the Craven Arms area on the integrity of the River Clun SAC in accordance with Policy MD12.'</b>  Insert new paragraph 5.78a in explanation to read: <b>'The Plan HRA indicates that development in the Community Cluster of Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End Rowton and Round Oak may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.'</b>	Rep
68.	Policy S7.2(i)	Delete the second paragraph of Policy S7.2 (i) as follows: <del>'The River Clun Special Area of Conservation (SAC) will be protected by ensuring that all development in the River Clun catchment, including in Hopesay Parish, clearly demonstrates that it will not adversely affect the integrity of the SAC. New development must incorporate measures to protect the SAC. These includes phasing development</del>	Rep



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		<del>appropriately to take account of infrastructure improvements, particularly waste water infrastructure and applying the highest standards of design, in accordance with Policies CS6 and CS18 and the guidance in the Sustainable Design SPD and the Water Management SPD.'</del>	
69.	Policy S7.3	<p>Insert new paragraph 3 at end of Policy S7.3 to read:</p> <p><b>'Mitigation measures will be required to remove the adverse effects of development in the Craven Arms area on the integrity of the River Clun SAC in accordance with Policy MD12.'</b></p> <p>Delete paragraphs 5.80 and 5.81 in the explanation to Policy S7.3 and insert new paragraph 5.80 to read: <b>'The Plan HRA indicates that development in the Craven Arms area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.'</b></p>	Rep
70.	Policy S8.1c	replace the word " <i>including</i> " in the development guidelines with " <i>such as</i> ":	Rep
71.	Policy S8.2(ii)	Amend the development guidelines for site DUDH006 to read: "Development is subject to satisfactory access, layout and design, suitable in principle for up to 29 dwellings including an existing consent for 9 homes. <b>The layout of the site will need to reflect the presence of a public sewer crossing the site.</b> "	Rep
72.	Policy S8.1	<p>Delete paragraph 5 of Policy S8.1 and insert new paragraph as follows: <b>5. Ellesmere lies within the West Midlands Meres and Mosses RAMSAR area. All development in Ellesmere must demonstrate that it will not adversely affect the component SSSI's included in the RAMSAR site and their enhancement will be encouraged. Housing development will need to demonstrate that no significant increase in recreational pressure will result to these internationally protected sites through a Habitat Regulation Assessment; Mitigation measures will be required to remove the adverse effects of development in Ellesmere on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12. .</b></p> <p>Delete the following text in Schedule S8.1a: Housing Sites, Land South of Ellesmere (ELL003a): <del>The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of a Natura 2000 site. The HRA will need to predict visitor numbers to Cole Mere and Fenn's, Whixall, Bettisfield, Wem</del></p>	Rep

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		<p><del>and Cadney Mosses from the proposal (alone and in combination). If a significant increase in visitor numbers is predicted it will be necessary to avoid or mitigate for this impact. This may be through provision of a 'Country Park' in accordance with Policy MD2 and/or contributions to visitor management measures at the RAMSAR sites.</del></p> <p>Delete the following text in Schedule S8.1c: Leisure/Tourism Sites, Land South of Ellesmere (ELL003b): <del>The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of a Natura 2000 Site.</del> and insert new paragraph as follows: <b>'The Plan HRA indicates that development in Ellesmere may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and water quality impacts on the Cole Mere Ramsar site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.</b></p> <p><del>Delete paragraph 5.88 in the Explanation to Policy S8.1 and insert new paragraph 5.88 to read as follows: Natura 2000 sites surrounding Ellesmere could be adversely affected by changes in water levels due to abstraction, changes to surface water drainage, deterioration of water quality through pollution or inflow of sediment, atmospheric pollution and increased recreation. A Habitat Regulation Assessment must be carried out by the LPA for any new development within Ellesmere and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the Natura 2000 sites will not be granted planning permission. The Plan HRA indicates that development in Ellesmere may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and water quality impacts on the Cole Mere Ramsar site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.</del></p>	
73.	Policy S.2	Insert new paragraph into S8.2 Hub and Cluster Settlements	Rep

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		<p>to read: <b>‘Mitigation measures will be required to remove the adverse effects of development in the Ellesmere area on the integrity the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.’</b></p> <p>Insert new paragraph 5.90a at end of Explanation to Policy S8.2 to read: <b>‘The Plan HRA indicates that development in the Community Hub of Cockshutt and the Community Clusters of Dudleston and Street Dinas, Tetchill, Lee and Whitemere and Welsh Frankton, Perthy, New Marton and Lower Frankton may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.’</b></p>	
74.	Policy S8.3	<p>Insert new second paragraph into S8.3(i):Area-wide Policies to read: <b>‘Mitigation measures will be required to remove the adverse effects of development in the Ellesmere area on the integrity of the Colemere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12</b></p> <p>Delete the following text and insert new wording to Wood Lane Quarry Extension Development Guidelines to read: <del>‘Further extension of the site is subject to the completion of a Habitats Regulations Assessment (HRA) to Policies MD5a and MD12 and further assessment of the potential impact on nearby heritage assets.’</del></p> <p>Insert new paragraph 5.92a in Policy S8.3 to read: <b>‘Ecological Protection The Plan HRA indicates that development in the Ellesmere area may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure and water quality impacts appropriately, on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.’</b></p>	Rep
75.	Policy S10	<p>Clarification of suggested to S10. 6 (page 141) to read: <del>“All development should protect, restore and enhance have regard to the setting and significance of the historic core of the town recognising the importance of Ludlow Castle as an historic asset of national and international significance.”</del></p>	Rep



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76.	Policy S12	<p><b>Additional percentage of affordable housing at Hall Bank, Pontesbury</b> has been negotiated with the landowners Need for PBY018/0029 guidelines to more specifically refer to seeking greater affordable housing provision to meet local need.</p> <p><b>Change:</b> Amend development guidelines to refer to this by inserting text as shown below.</p> <p>'The scheme for this site should deliver a comprehensively planned and sensitively designed development for the site integrating housing, retail, open space and community uses. The development should include provision for public parking and may require relocation of the existing nursery premises within the site <b>'Increased local affordable housing provision of up to 25% dependent on viability assessment will be sought to deliver additional community benefits '.</b></p>	Edit
77.	Policy S14.1a: Site OSW004	Amend to include a specific requirement for a masterplan to be prepared to guide the proposed development in response to representations from English Heritage.	Rep
78.	Policy S14.1a	Amend Schedule S14.1a for Site OSW024 after ' .... Middleton Road,' in line 9, to state:  "facilitation, <b>through provision of land, if required,</b> of improvement to the A5/A483 trunk road junction and <del>the provision of</del> <b>sustainable transport improvements associated with the site, and on site</b> pedestrian and cycle links <del>to the</del> <b>provision to facilitate linkages to the Town Centre and</b> proposed employment land at Mile End East <del>and sustainable transport improvements "</del> .	Rep
79.	Policy S14.1b	Amend Schedule S14.1b for Site ELR072 to state:  "Development subject to access off and improvements to the A5/A483 <del>Mile End</del> trunk road junction, <b>contributions towards sustainable transport improvements associated with the site,</b> and <del>the provision of</del> pedestrian and cycle links <b>across the A5 to the proposed Eastern Gateway Sustainable Urban Extension</b> <del>to/from Oswestry,</del> and landscape buffers to A5".	Rep
80.	Policy S14.2 (iii)	Amend S14.2 (iii) to refer to the development of ' <i>around 67 dwellings</i> ' rather than ' <i>up to 67 dwellings</i> '.	Rep
81.	Policy S14 Development guidelines for STM029	Replace existing development guidelines for STM029 to read: <b>"Allocated as a mixed use site comprising up to 80 new dwellings and small scale employment development, provision of off-road footpath and cycle track and potential for an enhanced vehicle drop-off / parking area</b>	Rep

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		<b>associated with the new primary school. Land immediately north of the allocated site to be provided for community recreation and sports pitches.”</b>	
82.	Policy S14.2	<p>Insert new paragraph at end of Policy S14.2 Hub and Cluster Settlements to read: <b>‘Mitigation measures will be required to remove the adverse effects of development in the Oswestry area on the integrity of the Montgomery Canal SAC in accordance with Policy MD12.’</b></p> <p>Insert new paragraph 5.139a into the Explanation to Policy 14.2 to read: <b>‘The Plan HRA indicates that development in the Community Hub of Llanymynech and Pant may adversely affect the integrity of the Montgomery Canal SAC. Mitigation measures are required to remove harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.’</b></p>	Rep
83.	Policy S14.2 (iii)	<p>Delete part of Policy S14.2 (iii): Llanymynech &amp; Pant to read: <b>‘...Key development constraints for Llanymynech and Pant include potential impacts on the Montgomery Canal Special Area of Conservation (SAC), protected species and the historic environment. Critical infrastructure...’</b></p> <p>Delete the second paragraph of the Development Guidelines for Land north of playing fields (LLAN009) in Policy 14.2(iii) as follows: <del>‘The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC.’</del></p>	Rep
84.	Policy S14 Development guidelines for WRN010	Whilst the development guidelines for the site acknowledge that development will be subject to appropriate drainage design, add to end of existing text: <b>“The layout of the site will need to reflect the presence of a public sewer crossing the site.”</b>	Rep
85.	Policy S14.2 (viii)	Amend second to last sentence of S14.2(vii) to read. Development proposals will be expected to demonstrate that they have taken account of the adopted guidance from the Community Led <b>Neighbourhood</b> Plan for Kinnerley which provides additional guidance and will help inform planning decisions in the parish.	Rep
86.	5.166 (S16)	Insert reference to the Draft Interim Planning Guidance for the Registered Battlefield and its design principles (to be incorporated within the Historic Environment SPD).	
87.	Policy S15 Development boundary for	Amend the extent of the site boundary for SHIF006 to reflect the approved planning application 14/00062/OUT	Rep

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88.	Policy S16.1 – Shrewsbury: Site SHREW210/0 9, SHREW030/ R, SHREW094 and SHREW019	Inclusion of the words ' <b>A site specific flood risk assessment is required for this site.</b> ' in the Development Guidelines for the site in Schedule S16.1a.	Rep
89.	Policy S16.1 – Shrewsbury: Site SHREW198 Land at Ditherington Flaxmill	Inclusion of the words ' <b>A site specific flood risk assessment is required for this site.</b> ' in the Development Guidelines for the site in Schedule S16.1a.	Rep
90.	Policy S16.1 – Shrewsbury: Site SHREW212/0 9 Land west of Longden Road	Inclusion of the words ' <b>A site specific flood risk assessment is required for this site.</b> ' in the Development Guidelines for the site in Schedule S16.1a.	Rep
91.	Policy S16.1b	to include exactly the same development guidelines for Shrewsbury West SUE in S16.1b as in S16.1a (i.e. including reference to the provision of a new Oxon Link Road), with the replacement wording reading as follows: <b>'Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land off Clayton Way is within groundwater Source Protection</b>	Rep

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	Page/Policy / Para.	Proposed Change	Source (Rep or edit)
		<p><b>Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency. ‘</b></p> <p>Deleted text in Schedule 16.1b:  <del>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of extension to Oxon Business Park, a gateway employment development on land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land off Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency.</del></p>	
92.	Policy S16.2	<p>Insert new paragraph at end of Policy S16.2 Community Hub and Cluster Settlements to read: <b>‘Mitigation measures will be required to remove the adverse effects of development in the Shrewsbury area on the integrity of the Fenemere Ramsar site in accordance with Policy MD12.’</b></p> <p>Insert new paragraph 5.168a in the Explanation to Policy S16.2 to read: <b>‘The Plan HRA indicates that development in the Community Hub of Baschurch may adversely affect the integrity of the Fenemere Ramsar site. Mitigation measures are required to remove the harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.’</b></p> <p>Delete text in Policy S16.2(i) Baschurch as follows:  <del>‘Fenemere SSSI (part of the Midlands Meres and Mosses RAMSAR site), to the north west of the village, is likely to be vulnerable from both surface water abstractions within the catchment and groundwater abstraction from the sand and gravel aquifer. Development proposed in the village needs to demonstrate that it will not adversely affect the integrity of the site, including the completion of a Habitats Regulations Assessment, if required.’</del></p>	Rep
93.	Policy S16.1	<p>Amend wording in paragraph 5 (ii) of Policy S16.1 from <del>‘The development accords with the principles of the SUE masterplans adopted by the Council and....’</del> to <b>‘The development has regard to the principles of the SUE masterplans adopted by the Council and....’</b></p>	Rep
94.	Policy S16.1	<p>Amend Key of Figure 16.1.1 to replace <del>‘Mixed use’</del> with <b>‘Housing/mixed use’</b>, consistent with the adopted</p>	Rep

**Shropshire Council 17<sup>th</sup> July 2014:  
SAMDev Appendix E: Schedule of Proposed Changes**

	<b>Page/Policy / Para.</b>	<b>Proposed Change</b>	<b>Source (Rep or edit)</b>
		Masterplan.	
95.	Shrewsbury Area S16 – Inset 1 Map	Amend the boundaries of the employment area safeguarded under Policy MD9 at Battlefield Enterprise Park on the Policies Map <b>to exclude any land forming part of the Registered Battlefield</b> (see Policy MD9).	Rep
96.	Policy S16 Paragraph 5.166	Include a new sentence at the end of paragraph 5.166 of the Explanation to Policy S16.1 to read: <b>'With regard to the Registered Battlefield, attention is drawn to the Draft Interim Planning Guidance for the Registered Battlefield and its design principles (to be incorporated within the Historic Environment SPD).'</b>	Rep
97.	Policy S16 Development guidelines	Amend development guidelines for sites SHREW095, SHREW115, SHREW105, ELR006 and ELR007 to refer to the need to have regard to the setting of the Registered Battlefield, by the addition of <b>'Development should have regard to the significance and setting of the Registered Battlefield'</b> .	Rep
98.	Policy S16	Amend boundaries of the employment area safeguarded under Policy MD9 at Battlefield Enterprise Park to exclude any land forming part of the Registered Battlefield.	Rep
99.	Shropshire Policies Map	Shropshire Policies Map Key and text elsewhere in the Plan to read <b>'Registered Battlefield'</b> rather than 'Historic Battlefield Site'.	Rep
100.	S17 Inset Map 1	Amend Development Boundary in the vicinity of Mill Street to reflect the extent of the latest flood risk boundary.	Rep
101.	Policy S17.1	<p>Insert new paragraph at end of Policy S17.1 Wem town to read: <b>'Mitigation measures will be required to remove the adverse effects of development in Wem on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.'</b></p> <p>Insert new paragraph 5.175a after Policy S17.1 to provide explanatory text to read: <b>'The Plan HRA indicates that development in Wem may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site Mitigation measures are required to remove the harm arising from increased recreational pressure on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.'</b></p>	Rep
102.	Policy S18.1.5	Delete S18.1.5	Rep

**Shropshire Council 17<sup>th</sup> July 2014:  
SAMDev Appendix E: Schedule of Proposed Changes**

	Page/Policy / Para.	Proposed Change	Source (Rep or edit)
103.	Policy S18, paragraph 5.184	Amend second sentence of Para 5.184 to read: “In these circumstances the strategy recognises <del>land to the West of the town within the by-pass as offering a potentially suitable broad location for housing</del> <b>there is available land adjoining the Whitchurch development boundary which offers potentially suitable broad locations for housing,</b> and which is in keeping with the Whitchurch Town Plan”	Rep
104.	Policy S18.1	Delete paragraph 6 of Policy S18.1 Whitchurch and insert new paragraph to read:  1. <del>Whitchurch lies within the West Midlands Meres and Mosses RAMSAR area. All development in Whitchurch must demonstrate that it will not adversely affect the component SSSI's included in the RAMSAR site and their enhancement will be encouraged. Housing development will need to demonstrate that no significant increase in recreational pressure will result to Brown Moss SAC through a Habitat Regulation Assessment.</del> <b>Mitigation measures will be required to remove the adverse effects of development in Whitchurch on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.</b>  Insert new paragraph 5.184a to the Explanation to Policy S18.1 Whitchurch to read: <b>‘The Plan HRA indicates that development in Whitchurch may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment</b>	Rep
105.		Insert new paragraph at end of Policy S18.2 Hub and Cluster Development Strategy to read: <b>‘Mitigation measures will be required to remove the adverse effects of development in the Whitchurch area on the integrity of Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.’</b>  Insert new paragraph 5.189a to Explanation to Policy S18.2 to read: <b>‘The Plan HRA indicates that development in the Community Clusters of Prees and Prees Higher Heath and Whitchurch Rural &amp; Ightfield and Calverhall may adversely affect the integrity of the Fenns, Whixall,</b>	Rep



**Shropshire Council 17<sup>th</sup> July 2014:  
SAMDev Appendix E: Schedule of Proposed Changes**

	Page/Policy / Para.	Proposed Change	Source (Rep or edit)
		<b>Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.'</b>	
106.		Delete the following section of Policy S18.2(i): Prees and Prees Higher Heath Community Cluster as follows: <del>'New development will be subject to the completion of a Habitats Regulations Assessment (HRA) to demonstrate that it will not adversely affect the integrity of a Natura 2000 Site.'</del>	Rep
107.		Delete the following section of Policy S18.2(ii): Whitchurch Rural & Ightfield and Calverhall Community Cluster as follows: <del>'New development will be subject to the completion of a Habitats Regulations Assessment (HRA) to demonstrate that it will not adversely affect the integrity of a Natura 2000 Site.'</del>	Rep

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Appendix F

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

**Pre-Submission Draft (Final Plan)  
March 2014**

**Consultation Statement**

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## 1) Purpose of this Statement

- 1.1 Shropshire Council has engaged widely and extensively on the preparation of the Site Allocation and Management of Development (SAMDev) Plan. This document brings together and summarises the consultation on the SAMDev Plan from 2010 up to the publication of the Final Plan publication document in March 2014.
- 1.2 This Consultation Statement is one of the Submission Documents required as part of Regulation 17 (d) of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3 The document shows the Council has met the requirements of Regulation 25 of the Town and Country (Local Development) and Regulation 18 of the 2012 Regulations, as well as the Council's own Statement of Community Involvement (SCI).

## 2) Shropshire Statement of Community Involvement (SCI)

- 2.1 The Shropshire Statement of Community Involvement (SCI) was adopted by the Council in February 2011. The document sets out the broad framework for how Shropshire Council will engage communities and organisations on planning issues across the county, including in the preparation of Planning Policy documents.
- 2.2 The preparation of the SAMDev Plan has followed the consultation principles established in the SCI, and in many cases exceeded them, in particular in the Pre-submission phase of production.
- 2.3 The SCI can be viewed on the Shropshire Council website at [http://shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-8URCNQ/\\$file/statement-of-community-involvement-adopted-version-february-2011.pdf](http://shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-8URCNQ/$file/statement-of-community-involvement-adopted-version-february-2011.pdf)

## 3) The SAMDev Plan

- 3.1 The Site Allocations and Management of Development (SAMDev) Plan is the second part of the Council's statutory development plan. When adopted it will sit alongside the Core Strategy (adopted in 2011) and together these will form the Local Plan for the area.
- 3.2 The adopted Core Strategy has established a number of development principles and policies, which have already been subject to extensive consultation as part of its preparation between 2008 and 2010. The preparation of the SAMDev Plan has focussed solely on those aspect not covered by the Core Strategy, principally:
  - The identification of sustainable growth targets for Shropshire's 18 market towns and key centres;

- The identification of Community Hubs and Community Clusters in the rural area where some further market housing development will be planned for;
- The identification of appropriate sites for future housing and employment development in market towns, community hubs and community clusters;
- The provision of additional development management policies which can be used in the consideration of planning applications

3.3 Community consultation and the idea of ‘localism’ has been a key part of the SAMDev Plan’s preparation. The Council’s approach to community engagement has far exceeded the level required by national regulations and has allowed the Council to better reflect local community visions and priorities.

3.4 Table 3.1 illustrates the separate stages involved in the preparation of the SAMDev Plan alongside our periods of consultation.

<b>Production stage</b>	<b>SAMDev Consultation Document</b>	<b>Dates</b>
Production	Issues and options	2 April – 25 June 2010
	Preferred Options	9 March – 20 July 2012
	Preferred Options Draft Policies	31 Jan - 28 <sup>th</sup> March 2013
	Revised Preferred Options	1 July - 23 August 2013
	Pre-Submission Draft	March 2014
	Submission	Estimated Summer 2014
Examination	Examination in Public	Estimated Autumn 2014
Adoption	Adopted Plan	Estimated Spring 2015

3.5 As well as the specific periods of consultation and representation shown in table 3.1 the Council has been keen to maintain meaningful and continuous engagement with local communities and developers throughout the plan preparation period.

#### **4) Issues and Options Consultation (May 2010)**

##### **Overview**

4.1 The SAMDev Issues and Options consultation was carried out between April and June 2010. This stage of consultation was not statutory but contributed to the Council meeting regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 which requires pre-production engagement on development plan documents.

4.2 The Issues and Options document was extensive, covering the whole Shropshire unitary Council area. However, given the size of the area, it was important to break down the document into smaller ‘parcels’ based upon geographical areas. Outside Shrewsbury, the County’s Local Joint Committee (LJCs)<sup>1</sup> areas were therefore used as the geographic basis for the

<sup>1</sup> There are 28 Local Joint Committees in Shropshire covering different geographical areas, based around clusters of parishes. They are formal committees and have a diverse role including raising awareness and facilitating debate on local issues.

consultation. A single document was prepared for Shrewsbury which encompassed all the town's LJC areas.

- 4.3 In total 22 separate documents were prepared for consultation.
- 4.4 Each Issues and Options document was structured in the following way:  
**Part A:** asked questions about the relevant Spatial Zone  
**Part B:** asked question specifically relevant to the LJC area  
**Part C:** asked questions about Development Management themes covering the whole Shropshire LPA area.
- 4.5 Each document asked a set of questions concerning the following issues:
- The broad distribution of housing development within the Spatial Zone;
  - The scale of development in specific Market Towns and Key Centres;
  - Which villages should be defined as Community Hubs and Community Clusters and how many houses should they accommodate;
  - What types of sites would be appropriate to allocate for development;
  - Which areas should be considered for policy protection;
  - Infrastructure priorities for settlements;
  - The scope of policy issues for additional Development Management policies
- 4.6 To help consultees various options were presented for potential scales of housing and employment development. In addition, for those settlements identified in the Strategic Housing Land Availability Assessment (SHLAA) a range of site options were presented based upon information from the SHLAA database.
- 4.7 Aside from the 'givens' already identified in the adopted Core Strategy, the key purpose of the Issues and Options document was to raise important questions rather than to provide answers. As such, at this stage no sites were screened out which allowed consultees to view all the options available.

### **Consultation Process**

- 4.8 Appendix A shows the Consultation Strategy used at the Issues and Options Stage.

#### *Summary*

- The public consultation was carried out between April and June 2010 for a period of 12 weeks.
- Letters were mailed to everyone on the LDF Consultee Database, which at this stage represented around 4000 organisations and individuals.
- Copies of relevant documents were sent to all Parish and Town Councils
- Copies of all documents held at each main Council Office and Libraries in the County;

- The Council website hosted a specific webpage including downloads of all the documents;
- Local Community ‘drop in’ meetings were held in each of Shropshire’s 18 Market Towns and Key Centres;
- Additional local meetings were held on request of Parish and Town Council, where resources allowed;
- Press releases were issued to advertise the consultation and the ‘drop in’ events;
- Questionnaires and Consultation material were made available to the public on request

### **Consultation Bodies**

- 4.9 Shropshire Council holds an extensive consultee database which includes the full list of Specific, General and Other Consultation bodies totalling around 4,000 individuals and organisations. A significant number of the non-statutory consultees held on this database have been included as a result of commenting on previous planning policy consultations. Given the scale and importance of this initial SAMDev consultation it was decided to directly consult all consultees on this database by letter.

### **Parish and Town Councils**

- 4.10 In line with the Council’s SCI and Localism agenda, the involvement of Parish and Town Council’s from this early stage was particularly important.
- 4.11 To support this, the Council gave advanced notice of the consultation to all Parish and Town Councils and provided them with several copies of the relevant consultation documents for their area. In addition, where a request was made and resources allowed, a planning officer would attend a parish meeting to discuss the document and to answer questions.

### **Community Consultation Events**

- 4.12 The consultation was supported by a series of ‘drop in’ style meetings in each of the County’s main towns. In total 18 meetings were held which allowed communities to look at the development options for their area and to raise questions with planning officers. The times of these meetings were held between later afternoon and early evening in order to allow a wider range of people to attend.
- 4.13 The Planning Policy team worked closely with the Council’s Communications Team in order to promote these consultation events. This included press releases and radio interviews on local stations with the Head of Strategic Planning and Portfolio Holder for Planning.
- 4.14 Table 4.1 below shows the dates and venues of these ‘drop in’ meetings

<b>Table 4.1 SAMDev Issues and Options: List of Community ‘Drop In’ Meetings</b>
--

**Appendix F SAMDev Plan Pre-Submission March 2014: Consultation Statement**

<b>Date (2010)</b>	<b>Town</b>	<b>Venue</b>	<b>Drop in times</b>
Tuesday 13 <sup>th</sup> April	Shifnal	Village Hall	4.00pm – 7.30pm
Wednesday 14 <sup>th</sup> April	Highley	Severn Centre	3.30pm– 7.30pm
Monday 19 <sup>th</sup> April	Market Drayton	Festival Drayton	3.30pm – 7.00pm
Wednesday 21 <sup>st</sup> April	Ludlow	Harley Centre	4.00pm – 7.30pm
Thursday 22 <sup>nd</sup> April	Wem	Council Chamber	4.00pm – 7.30pm
Tuesday 27 <sup>th</sup> April	Ellesmere	Town Hall	4.00pm – 7.30pm
Wednesday 28 <sup>th</sup> April	Craven Arms	Community Centre	4.00pm – 7.30pm
Thursday 29 <sup>th</sup> April	Shrewsbury	Gateway Centre	4.00pm – 7.30pm
Wednesday 5 <sup>th</sup> May	Oswestry	Memorial Hall	4.00pm – 7.30pm
Monday 10 <sup>th</sup> May	Cleobury Mortimer	Sports and Social Club	4.00pm – 7.30pm
Wednesday 12 <sup>th</sup> May	Albrighton	Red House Village Hall	4.00pm – 7.30pm
Thursday 13 <sup>th</sup> May	Bishop's Castle	Community College	4.30pm – 8.00pm
Tuesday 18 <sup>th</sup> May	Church Stretton	Silvester Horne Institute	4.00pm – 7.30pm
Wednesday 19 <sup>th</sup> May	Shrewsbury	Guildhall, Frankwell Quay	4.30pm – 8.00pm
Monday 24 <sup>th</sup> May	Bridgnorth	Castle Hall	4.30pm – 8.00pm
Tuesday 25 <sup>th</sup> May	Much Wenlock	Priory Hall	4.00pm – 7.30pm
Wednesday 26 <sup>th</sup> May	Whitchurch	Civic Building, High Street	4.00pm – 7.30pm
Thursday 27 <sup>th</sup> May	Minsterley	Community Hall	4.00pm – 7.30pm

- 4.15 In addition to these 'drop in' events and the extra parish council arranged meetings, planning officers also attended a series of Local Joint Committee (LJC) meetings where there was a request to do so and resources allowed.

**Consultation DVD**

- 4.16 To support the consultation the Council produced a DVD, which took the form of a 20 minute presentation by the Head of Strategy and Policy explaining the purpose of the document, the options being presented, and how people could



have their say. A copy of the DVD was sent to each parish and town council to show at their meetings where it was not possible for an officer to attend. The presentation was also available to download via the Shropshire Council website.

### **Summary of Responses**

- 4.17 Almost 4,000 responses were received to the SAMDev Issues and Options consultation from local residents, parish and town councils, businesses and other organisations. 102 out of 165 Parish and Town Councils responded.
- 4.18 An analysis of responses indicated the growth aspirations of towns in terms of housing, employment and infrastructure; the aspiration for local areas to be designated as Community Hubs and Clusters; and preferences for site allocations.
- 4.19 As expected, responses across the County were varied, indicating different growth aspirations between settlements. The localism agenda meant that this 'bottom up' approach to plan making was given significant weight in emerging plan making, alongside the need to ensure the plan delivered the strategic growth target and broad distribution of development identified in the Core Strategy (adopted February 2011).

## 5) Preferred Options Consultation (March 2012)

### Overview

- 5.1 The SAMDev Preferred Options consultation was carried out between March and July 2012. This stage of consultation was not statutory but contributed to the Council meeting regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 which requires pre-production engagement on development plan documents.
- 5.2 The Preferred Options document was extensive, covering the whole Shropshire unitary Council area. This stage introduced 'Place Plan' areas as a means of consultation. The 'Place Plan' areas derived from work carried out with parish and town councils in identifying related geographic areas, each one based around a main settlement and their hinterland. In total 18 separate SAMDev documents were prepared, each based round a single 'Place Plan' area. The use of the 'Place Plan' specific documents allowed the Council to focus consultation more effectively, and to use resources more efficiently.
- 5.3 In addition to the 18 'Place Plan' documents, a separate consultation document was prepared covering the range of policy directions the Council intended to form into full Development Management policies. This document covered the whole of Shropshire. A full list of Preferred Options documents is included in Appendix C.
- 5.4 A key purpose of this stage was to consult on preferred site allocations for future residential and employment development. These 'preferred' options had been selected through a technical site assessment process and as a result of consultation responses at the Issues and Option stage.
- 5.5 In all the consultation focussed on the following key areas:
- Growth targets for Shropshire's 18 Market Towns and Key Centres;
  - The identification of Community Hubs and Clusters in the rural area, and their proposed scale of growth;
  - Preferred site allocations for housing and employment development;
  - Proposed Development Management policy directions
- 5.6 The main consultation documents were supported by a range of technical background reports setting out the site assessment process, and the reasons why sites were selected as preferred options for development.

### Consultation Process

- 5.7 Appendix C shows the Consultation Strategy used at the Preferred Options Stage.

In summary:

- The public consultation was carried out between March and July 2012 for a period of 19 weeks (this represented a 7 week extension to the original 12 week programme set out in the Consultation Strategy shown in Appendix C);

- Letters were mailed to everyone on the LDF Consultee Database, which at this stage represented around 5,500 organisations and individuals;
- Copies of relevant documents were sent to all Parish and Town Councils
- Copies of consultation documents were held at main Council offices and Libraries in the County;
- The Council website hosted a specific webpage including downloads of all the documents;
- An on-line 'Survey Monkey' questionnaire was used, alongside more traditional Word versions of the response forms;
- Local community meetings were held in each of Shropshire's 18 Market Towns and Key Centres;
- Additional meetings and drop in sessions were held on request of Parish and Town Council;
- A specific 'Plan my Shropshire' Facebook page was created and updated throughout the consultation to promote consultation events, respond directly to queries and to provide general information on the consultation;
- Press releases were issued to advertise the consultation and the consultation meetings;
- Questionnaires and consultation material made available to the public on request.

### **Consultation Bodies**

- 5.8 As at the Issues and Options stage, the consultee database was used as the primary basis for directly contacting individuals and organisations. This list includes the full list of Specific, General and Other Consultation bodies. In May 2012 the consultee database had increased to around 5,500 individuals and organisations largely due to the inclusion of new individuals who commented on the Issues and Options consultation. Given the scale and importance of this consultation it was decided to directly consult all consultees on this database by letter. It was decided that following this stage the Council would focus more on e-communication and significantly decrease the amount of direct mailing to enable more efficient modes of communication.

### **Parish and Town Councils**

- 5.9 Parish and Town Councils were used as a key consultee, and as an important focal point for their communities. This allowed the Council to use resources more effectively and allowed additional community buy-in into the SAMDev process, which in turn meant wider interest and involvement.

### **On-line 'Survey Monkey' Questionnaire**

- 5.10 An important addition to this consultation was the ability for the public to respond via an electronic communication form. The 'Survey Monkey' software was used, and this allowed the Council to use separate bespoke questionnaires for each of the 18 consultation documents. This proved particularly valuable in targeting questions effectively, and to encourage a more efficient and convenient way for people to communicate with the Council. To ensure those without access to a computer could also respond,

the Council continued to use Word versions of the questionnaire. The questionnaire asked respondents to say if they supported a proposal or not, and to raise other comments. In doing this, it became easier to get a snapshot of people's overall feelings on a proposal.

### Community Consultation Events

- 5.11 A series of local consultation meetings were arranged by the Council in each of Shropshire's main 18 settlements. These meetings favoured the use of formal presentations rather than running them as 'drop-in' sessions. This allowed a more structured format to the meetings which suited the stage of consultation and the more focussed questions that were being asked. Table 5.1 shows the dates and venues for all these events. As with the Issues and Options, planning officers continued to attend additional parish and town council meetings on request, and where resources allowed.

<b>Table 5.1 SAMDev Preferred Options: List of Community Meetings</b>			
<b>Date (2012)</b>	<b>Town</b>	<b>Venue</b>	<b>Time</b>
2 April	Whitchurch	Civic Centre	7-9pm (drop in session from 5.30pm)
4 April	Shrewsbury (South East Area)	Shirehall Council Chamber	7-9pm (drop in session from 5.30pm)
11 April	Market Drayton	Festival Drayton	7-9pm
12 April	Shrewsbury (Full Place Plan Area)	Guildhall, Frankwell	7.30-9.30pm (drop in session from 5.30pm)
24 April	Highley	Severn Centre	7-9pm
24 April	Church Stretton	Sylvester Horne Building (following Annual Parish Meeting)	7.30 – 9.30pm
24 April	Wem	Edinburgh House	7-9pm (drop in from 6pm)
26 April	Ludlow	Assembly Rooms	7.30-9.30pm
1 May	Shrewsbury (South West Area)	Guildhall, Frankwell	7.30-9.30pm (drop in session from 5.30pm)
3 May	Minsterley/Pontesbury	Minsterley Village Hall	7-9pm
3 May	Ellesmere	Town Hall	7-9pm (drop in from 5.30pm)
9 May	Broseley	Birchmeadow Centre	7-9pm
22 May	Shifnal	Village Hall	7-9pm (drop in session from 5pm)
24 May	Oswestry	Memorial Hall	7-9pm (drop in session from 5.30pm)

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31 May	Albrighton	Red House	7-9pm
31 May	Cleobury Mortimer	Parish Hall	7-9pm
11 June	Bishops Castle	Town hall	7-9pm
14 June	Craven Arms	Community Centre	7-9pm (drop in from 5.30pm)
20 June	Bridgnorth	Westgate	7-9pm (drop in from 5.30pm)

### Summary of Responses

- 5.12 Almost 4,000 responses were received to the SAMDev Preferred Options consultation from a mixture of statutory consultees, local residents, parish and town councils, businesses and other organisations.
- 5.13 Appendices D and E provide a thorough assessment of the responses into the Preferred Options consultation. Appendix D focusses on the issues raised on each of the Place Plan areas on the specific questions asked, whilst Appendix E focusses on the key issues raised on the proposed Development Management Policy Directions.
- 5.14 As expected when conducting a consultation of this size and nature, a wide range of responses were received. An analysis of responses indicated the local opinion on the proposed growth levels for the towns, the identification of 'preferred' sites and the choice of community hubs and clusters.

## 6) Draft Development Management Policies Consultation (January 2013)

### Overview

- 6.1 The SAMDev Development Management Policies Preferred Options Consultation took place between January and March 2013 for 8 weeks. This stage of consultation was not statutory but contributed to the Council meeting regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 which requires pre-production engagement on the preparation of development plan documents.
- 6.2 This stage was used to consult on 16 draft Development Management policies only, and did not contain any information on the scale of growth or the identification of site allocations.

### Consultation Process

- 6.3 Given the nature of the consultation, only one document was prepared which contained all 16 draft development management policies and relevant background information. Whilst a consultation plan was not formally prepared, the Council's SCI was used as the basis for consulting. The consultation document was able to be viewed at each library and main council office in Shropshire, as well as being able to be downloaded from the Council's website. A copy was sent to each parish and town council.
- 6.4 Direct mail was not used as a means for contacting consultees, with the Council focussing instead on electronic means of communication such as e-mail and Facebook. This was consistent with the principles set out in the SCI and responded to the need for Councils to utilise more efficient ways of communicating. To support this, a new e-mail consultee list was created. The Survey Monkey software was again utilised to offer the opportunity for people to respond to the questionnaire electronically, although paper copies and Word versions on the website were also made available on request. E-mails were sent to each Specific Consultation Body, and to those of the General Consultation and Other Consultation Bodies where e-mail addresses were known.
- 6.5 Whilst the Council did not use local consultation meetings at this stage, parish and town councils were once again heavily involved in the consultation. The Shropshire Association of Local Councils (ALC) helped to set up two meetings specially aimed at the parish and town councils, where planning officers attended and presented on the evenings of 27 February and 5 March 2013.

### Summary of Responses

- 6.6 Appendix F summarises the responses from the Draft Development Management Policies consultation.
- 6.7 In total there was around 900 comments made across on the 16 draft Development Management policies. Whilst this represents significantly fewer responses than received than either of the two stages of consultation, it is

considered this reflected the more technical, non-site specific nature of the document, and continued to represent a good level of involvement.

## 7) Revised Preferred Options Consultation (July 2013)

### Overview

- 7.1 The SAMDev Revised Preferred Options Consultation took place between July and August 2013 for 8 weeks. This stage of consultation was not statutory but contributed to the Council meeting regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 which requires pre-production engagement on the preparation of development plan documents.
- 7.2 This stage was used to consult on significant revisions made to the Site Allocations part of the plan following the Preferred Options consultation in 2012. The consultation did not include a discussion of the Development Management policies.
- 7.3 The significant changes the Council consulted on were broadly based on the following issues:
- Where a change to a growth target for a settlement was being proposed;
  - Where there was a proposed change to the preferred site allocations;
  - Where the Council were proposing a change to the schedule of Community Hubs and Community Clusters

### Consultation Process

- 7.4 This stage of consultation once again used the 18 'Place Plan' to present information locally to ensure consistency with previous stages. Importantly, the Council only consulted on the changes which were being made rather than to the whole document. A Consultation Plan was not formally prepared, but the Council's SCI was used as the basis for consulting. The consultation document was able to be viewed at each library and main council office in Shropshire, as well as being able to be downloaded from the Council's website and a copy was sent to each parish and town council. E-mails were sent to each Specific Consultation Body and to those of the General Consultation and Other Consultation Bodies where e-mail addresses were known.
- 7.5 The Council again focussed on utilising electronic means of communication such as e-mail and Facebook rather than using direct mail. The consultation offered an on-line questionnaire through 'Survey Monkey', but as in previous rounds of consultation paper copies were made available on request and a Word version of the questionnaire was made available on the website.
- 7.6 Whilst the Council did not use local consultation meetings at this stage, parish and town councils were once again heavily involved in the consultation, and in line with the SCI, planning officers continued to attend locally arranged community meetings on request where resources allowed.
- 7.7 Appendix G provides a thorough summary of the issues raised by Place Plan area



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## APPENDIX A: ISSUES AND OPTIONS CONSULTATION STRATEGY (APRIL 2010)

Site Allocations and Management of Development DPD: Consultation Methods			
Type of engagement method	Group targeted	Outline of method	Co-ordination with Rural Toolkit evidence collection process
'Issues and Options' discussion documents	All	<ul style="list-style-type: none"> <li>Separate documents prepared for each LJC outside Shrewsbury;</li> <li>Separate document prepared for Shrewsbury;</li> <li>Each paper to outline the key issues under discussion, along with separate inset maps detailing potential sites for settlements within each LJC area;</li> <li>Ongoing informal consultation to begin on Friday 02 April until the preparation of the draft Final Plan (April 2011);</li> </ul>	<ul style="list-style-type: none"> <li>The initial Phase 1A community testing events will begin in mid-February;</li> <li>The events will be based on LJC areas to correlate with the 'Issues and Options' papers;</li> <li>The 'Issues and Options' papers will provide useful contextual information for discussion with communities;</li> <li>Planning officers will attend each event to provide information on the background to rural 'hub' and 'clusters'</li> </ul>
Direct Mail		<ul style="list-style-type: none"> <li>Letters sent out to everyone on the LDF consultee database alongside information on the Core Strategy Final Plan;</li> <li>Copies of relevant 'Issues and Options' papers will be sent to individual Parish and Town Councils;</li> </ul>	<ul style="list-style-type: none"> <li>Letters sent to all Parish and Town Councils in mid-December asking for their involvement in the community testing events;</li> </ul>
Website / On-line Consultation		<ul style="list-style-type: none"> <li>The Shropshire Council Planning Policy webpages will be updated to reflect the consultation. Links will be provided from the 'Home' page directly to these pages;</li> <li>All 22 'Issues and Options' papers will be available to download, along with the Response Form;</li> <li>A link to the LJC webpage will be provided to give context;</li> <li>The ability to comment on-line will be available through the following means: <ul style="list-style-type: none"> <li>i. The Comments Form will be available in 'word' format to enable people to download, complete and e-mail back to the Planning Policy mailbox (<a href="mailto:planning.policy@shropshire.gov">planning.policy@shropshire.gov</a>).</li> </ul> </li> </ul>	

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		<p><a href="#">uk</a>);</p> <p>ii. Public Access, the Council's interactive on-line consultation module, will be updated and available to use.</p>	
Local Media		<ul style="list-style-type: none"> <li>• Press releases will be issued to all local papers and radio stations, tailored to their geographical reach</li> </ul>	<ul style="list-style-type: none"> <li>• Information and invitations to the Rural Toolkit events will be advertised in newspapers.</li> </ul>
Local Joint Committees		<ul style="list-style-type: none"> <li>• Close coordination between the format of the 'Issues and Options' papers (which area based around individual LJC areas except Shrewsbury where a single paper has been prepared);</li> <li>• Each LJC lead officer to be contacted requesting the consultation to be included on meeting agendas;</li> <li>• The format of the consultation means a formal presentation of issues by officers is inappropriate; however, Planning Officers can attend to respond to queries, in doing so 'promoting' the document and the interactive community events.</li> </ul>	<ul style="list-style-type: none"> <li>• LJC areas are being used as a basis for defining venues for community testing events;</li> </ul>
Parish and Town Councils		<ul style="list-style-type: none"> <li>• Advanced letter sent to all Parish and Town councils informing them of the upcoming consultation;</li> <li>• On request, and where resources allow, planning policy officers will endeavour to attend Parish Council meetings to discuss the SAMDev consultation;</li> <li>• Where possible, parishes will be encouraged to group together to hold meetings, and to include wider neighbourhood forums at the meeting.</li> </ul>	<ul style="list-style-type: none"> <li>• All Parish and Town Councils contacted in December requesting their participation in the exercise</li> </ul>
Local Community Events		<ul style="list-style-type: none"> <li>• Events to be held in Shrewsbury and each market town / key centre identified in the Core Strategy;</li> <li>• Events will take the format of interactive 'drop in' exhibition sessions, using graphic material to present the key issues of the SAMDev Issues and Options papers;</li> <li>• Planning officers will attend to set up events and material and answer questions;</li> <li>• It is hoped representatives from the Parish Council and the Local Member(s) for the areas will also attend, and formal invites will be sent out in due course;</li> <li>• To open the events to as many as</li> </ul>	

**Appendix F SAMDev Plan Pre-Submission March 2014: Consultation Statement**

		<p>possible, it is proposed to run them between mid-afternoon and early evening (exact times will depend upon the venue);</p> <ul style="list-style-type: none"><li>• It is proposed that all the events will take place within the defined consultation period (15 Feb – 7 May), with the first event to take place in the week beginning 1 March.</li><li>• Dates and venues for the events will be advertised in the coming weeks</li></ul>	
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## APPENDIX B: ISSUES AND OPTIONS: KEY ISSUES RAISED

### Albrighton LJC Area

Albrighton Town		
Topic Area	SAMDev Question	Outcome
Housing numbers	A1: Distribution of housing development between key centres	47 responses <b>A: Minimum (200 homes) 16 34%</b> <b>B: Below Mid-range (300 homes) 12 26%</b> C: Above Mid-range (400 homes) 6 13% D: Maximum (500 homes) 8 17% E: Other (none) 1 2% E: Other (100) 2 4% E: Other (200 max excluding RAF) 1 2% E: Other (1000-1500) 1 2%
Employment land	A2: Appropriate scale of employment development	41 responses <b>A: Minimal 15 37%</b> B: Modest 8 20% <b>C: Moderate Plus 11 27%</b> D: Maximum 1 2% E: Other (none) 6 15%
Infrastructure	A3: Priorities for local infrastructure investment	

### Settlements in Surrounding Albrighton Area:

Settlement	Comments	Identification of Hubs or Clusters		
		Hub	Cluster	Either
Albrighton		20		
Badger	Cluster together with Beckbury, Ackleton, Burnhill Green		1	
Ryton		1		

**Parish Council views**

Donington with Boscobel Parish Council – Albrighton is already a service centre for several communities including Donington (incorporating RAF Cosford), Tong, Boningale, Badger, Beckbury, Ryton and Burnhill Green and should therefore clearly be considered a community hub.

**Bishops Castle LJC Area**

Bishops Castle		
Topic Area	SAMDev Question	Outcome
Housing numbers	A1: Distribution of housing development between key centres	63 responses: <b>A: Minimum (200 dwellings) 23 36.5%</b> B: Below Mid-range (300 dwellings) 18 28.5% C: Above Mid-range (400 dwellings) 10 16% D: Maximum (500 dwellings) 0 00% E: Other 12 19% <ul style="list-style-type: none"> <li>• 50 1 (8%)</li> <li>• 100 4 (33%)</li> <li>• 100-200 1 (8%)</li> <li>• Less than 200 3 (25%)</li> <li>• 200 1 (8%)</li> <li>• 300 1 (8%)</li> <li>• 316-366 1 (8%)</li> <li>• B-C 1 (8%)</li> </ul>
Employment land	A2: Appropriate scale of employment development	53 responses A: Minimal 8 15% B: Modest 32 60% <b>C: Moderate Plus 9 17%</b> D: Maximum 2 4% E: Other 2 4%

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		<ul style="list-style-type: none"> <li>• B/C 1 00%</li> <li>• One hectare 1 00%</li> </ul>
Infrastructure	A3: Priorities for local infrastructure investment <sup>2</sup>	Allotments, cycle routes, keep hospital, improved public transport, improved sewage system, improved drainage, improved broadband, parking
Town Council view		<p>A1- E less than 200 (majority vote)</p> <p>A2- B (majority vote)</p> <p>A3- 5 votes - employment opportunities and encouragement of new business.</p> <p>4 votes - public transport. 3 votes - schooling. 2 votes - improved parking, roads, services, sewerage and water. 1 vote - mix of housing sizes, green open spaces, development in harmony with local development, police, doctor provision and maintain and develop existing.</p>

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**Settlements in Surrounding Bishop's Castle Area:**

Settlement	Number of Responses	Identification of Hubs or Clusters		
		Hub	Cluster	Either
Ratlinghope	1		1	
Wentnor/Norbury	2	1	1	
Myndtown	1		1 Myndtown to include Asterton and Criftins	
<b>Lydbury North</b>	7	1		
Brockton	1	1		

<sup>2</sup> Export text as '.rtf' file and analyse using word or phrase counter at: [http://www.writewords.org.uk/word\\_count.asp](http://www.writewords.org.uk/word_count.asp)



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Edgton	1		1*	
Clunbury	2		1*	
Clunton	1		1*	
<b>Clun</b>	9	3		
Newcastle	1	1		
Clungunford	2		1*	
<b>Brompton</b>	1		1	
<b>Chirbury</b>	1	1		
<b>Bucknell</b>	5	5	3	

**Bridgnorth LJC Area**

Bridgnorth		
Topic Area	SAMDev Question	Outcome
Housing numbers	A1: Distribution of housing development between key centres	64 responses: <b>A: Minimum (500homes)                    19       30%</b> B: Below Mid-range (700 homes)       14       22% C: Above Mid-range (800 homes)       16       25% D: Maximum (1,000 homes)             8       12.5% E: Other • At least 1,100                            1       1.5% • No further building                     2       3% • Less than Option A                     1       1.5% • A/B     2       3%
Employment land	A2: Appropriate scale of employment development	55 responses A: Minimal                                     11       20% B: Modest                                      15       27.3% <b>C: Moderate Plus                            20       36.4%</b> D: Maximum                                  6       10.9% E: Other                                         2       3.6%

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		• A/B	1	1.8%
Infrastructure	A3: Priorities for local infrastructure investment	Public transport and park and ride Green spaces Road infrastructure – junction with Ludlow Road improvement.		
Town Council view		No view expressed		

**Settlements in Surrounding Bridgnorth Area:**

Settlement	Number of Responses	Identification of Hubs or Clusters		
		Hub	Cluster	Either
Alveley	57	9		3
Astley Abbots	3			
Colemore Green	1			
Nordley	1			
Nordley Common	1			
Cleobury North	1			
Claverley	7		3	
Hampton Loade	2			
Ditton Priors	9	3		
<b>Ditton Priors PC view</b>		1		
Eardington	2			
Morville	3			
Norton	2		1	
Oldbury	8			
Quatford	2			
Quatt	3		1	
Chorley	3			
Sidbury	2			
Stottesdon	7	2		
Tasley	4			

Stanmore Camp	1			
The Hobbins	12			
Worfield	6	1	1	

## Broseley LJC Area

Broseley				
Topic Area	SAMDev Question	Outcome		
Housing numbers	A1: Distribution of housing development between key centres	<b>A: Maximum (200)</b>	<b>18</b>	<b>43%</b>
		B: Below Mid-range (300)	13	31%
		C: Above Mid-range (400)	6	14.3%
		D: Maximum (500)	2	4.7%
		E: Other (list)	1	2.3%
		• 100	2	4.7%
Employment land	A2: Appropriate scale of employment development	A: Minimal	9	28.1%
		<b>B: Modest</b>	<b>11</b>	<b>34.4%</b>
		C: Moderate Plus	9	28.1%
		D: Maximum	1	3.1%
		E: Other	2	6.3%
Infrastructure	A3: Priorities for local infrastructure investment	Improved public transport Recreational facilities for young		
<b>Broseley Town Council view</b>		<p>The maximum of 200 homes should include the outstanding 100+ which are already allocated in the Bridgnorth District Local Plan (policy BRO 1) or have planning permission, which has not yet been implemented. This development should be subject to investment in the infrastructure and facilities that the town would need to support such an increase in population.</p> <p>The town needs employment, but employment development would be affected by the constraints of the road network. The</p>		

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<b>Broseley</b>		
<b>Topic Area</b>	<b>SAMDev Question</b>	<b>Outcome</b>
		Town Council considers that the land to the north of Cockshutt Lane, which is already used for commercial purposes, would be suitable for employment development. The Council objects to this land being used for residential development.

**Settlements in Surrounding Broseley Area:**

<b>Settlement</b>	<b>Number of Responses</b>	<b>Identification of Hubs or Clusters</b>			<b>Comments</b>
		<b>Hub</b>	<b>Cluster</b>	<b>Either</b>	
Jackfield	1			✓(1)	
Barrow	3			✓(1)	
Benthall	12			✓(1)	
<b>Barrow PC</b>			*		Benthall should not be considered within a cluster, it is totally independent and not, as the maps suggest, part of Broseley but is within the Parish of Barrow.

**Church Stretton LJC Area**

<b>Topic Area</b>	<b>SAMDev Question</b>	<b>Outcome</b>	
Housing numbers	A1: Distribution of housing development between key centres	<b>A: Minimum (quantity)</b>	<b>41 38%</b>
		B: Below Mid-range (quantity)	38 35%
		C: Above Mid-range (quantity)	9 8%
		D: Maximum (quantity)	3 3%
		E: Other:	2 2%
		- None	7 7%
		- Less than minimum	6 6%
		- More than maximum	2 2%

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		- Not appropriate to set a number	1	1%
Employment land	A2: Appropriate scale of employment development	<b>A: Minimal</b>	<b>38</b>	<b>42%</b>
		B: Modest	33	36%
		C: Moderate Plus	12	13%
		D: Maximum	2	2%
		E: Other:	3	3%
		- None	2	2%
		- 1 hectare	1	1%
Infrastructure	A3: Priorities for local infrastructure investment	Health and social care facilities Sewerage and drainage infrastructure		

**Settlements in Surrounding Area**

Settlement	Number of Responses	Identification of Hubs or Clusters		
		Hub	Cluster	Either
Acton Burnell	4	1	1	
Frodesley	5		1	
Longnor	4			
Leebotwood	2			
Cardington/Gretton	15			
Enchmarsh	1			
Plaish	1			
All Stretton	9	1		
Little Stretton	7		1	
Minton	2			
Wistanstow	2	1		
Marshbrook	1			
Hope Bowdler	4			
Acton Scott	1			1
Hatton	1			
Rushbury/Roman Bank	4		1	

Wall under Heywood	2	1	1	
Longville in the Dale	1			

### Cleobury Mortimer LJC Area

Topic Area	SAMDev Question	Outcome
Housing numbers	A1: Distribution of housing development between key centres	<p><b>A: Minimum (200)</b>                      <b>18</b>    <b>33%</b>  <b>B: Below Mid-range(300)</b>            <b>21</b>    <b>38%</b>  C: Above Mid-range (400)                8       14%  D: Maximum (500)                            2       4%  E: Other    6       11%</p> <ul style="list-style-type: none"> <li>• Enough with existing permissions</li> <li>• Less than 200</li> <li>• Max 336 – min 316</li> <li>• None at present</li> <li>• Restricted to limited areas</li> <li>• No more housing</li> </ul> <p>55 responses overall</p>
Employment land	A2: Appropriate scale of employment development	<p>A: Minimal                                      7       16%  <b>B: Modest</b>                                      <b>20</b>    <b>45%</b>  C: Moderate Plus                                13      30%  D: Maximum                                        2       5%  E: Other    2       5%</p> <ul style="list-style-type: none"> <li>• infill/redevelopment</li> <li>• 1 Hectare</li> </ul> <p>44 responses overall</p>
Infrastructure	A3: Priorities for local infrastructure investment	<p>Parking and traffic flow through the town  Sewerage</p>

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		Medical centre Police presence
Cleobury Parish Council view		A1: mid-range 300-350 (approximately another 200 houses over the next 15 years) A2: Expansion of business park at Old Station on Bridgnorth Road would be most appropriate

**Settlements in Surrounding Cleobury Mortimer Area:**

Settlement	Number of responses	Identification of Hubs or Clusters			Parish Council view
		Hub	Cluster	Either	
Cleobury Mortimer	59	8			
Hopton Wafers	4		1	1	Hopton Wafers PC see Hopton Wafers and Doddington as a natural cluster; Cleobury Mortimer PC see them as largest settlements in the area
Doddington	3		1	2	Hopton Wafers PC see Hopton Wafers and Doddington as a natural cluster; Cleobury Mortimer PC see them as largest settlements in the area

**Craven Arms LJC Area**

Topic Area	SAMDev Question	Outcome
Housing numbers	A1: Distribution of housing development between key centres	A: Minimum (200 homes)      14 A-B (250)                              1 B: Below Mid-range (300 homes)    12 C: Above Mid-range (400 homes)    22 D: Maximum (500 homes)            13 E: Other (Between 316-366)        1 E: Other (600)                            2 E: Other (On Brownfield land not agricultural) 1 E: Other (no major development) 2

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		E: Other (no shortfall from Church Stretton) 1
Employment land	A2: Appropriate scale of employment development	A: Minimal 1 B: Modest 13 C: Moderate Plus 22 D: Maximum 13 E: Other (existing empty sites) 1 E: Other (create full employment) 1 E: Other (more employment opportunities for local people) 5 E: Other (2.5 hectares) 1
Infrastructure	A3: Priorities for local infrastructure investment	

**Settlements in Surrounding Craven Arms Area:**

Settlement	Comments	Identification of Hubs or Clusters		
		Hub	Cluster	Either
Aston On Clun		1		
Broome				1
Craven Arms		2		
Stokesay				1
Diddlebury		1		2
Munslow				1
Onibury		2	3	

**Hopesay Parish Council**

Aston on Clun as a hub for; Aston, Hopesay, Broome, Beambridge, Long Meadow End, Rowton, Round Oak and Hordingley.  
 A community cluster including Hopesay, Clunbury, Clungunford and possibly Edgton and Clunton.

**Munslow Parish Council**

Diddlebury Village- not identified either hub or cluster but stated that it is the logical centre for the regeneration and revitalisation of central Corvedale.



**Ellesmere LJC Area**

<b>Topic Area</b>	<b>SAMDev Question</b>	<b>Outcome</b> <i>(insert relevant information here)</i>
Housing numbers	A1: Distribution of housing development between key centres	82 responses: A (500) - 37 B(700) - 22 C (800) - 10 D (1000) - 9 E (other) - 4 including 2 x mid point between B & C (750)
Employment land	A2: Appropriate scale of employment development	77 responses: A (minimal) - 10 B (modest) - 42 C (moderate plus) -11 D (maximum) -12 E (other) - 2 (existing allocation is adequate/ up to market)
Infrastructure	A3: Priorities for local infrastructure investment	

Settlements in Surrounding Ellesmere Area

Topic Area	SAMDev Question	Outcome <i>(insert relevant information here)</i>																																													
Hubs & Clusters	B1. Identification of Hubs or Clusters	<p><b>Potential Hubs:</b></p> <table border="1" data-bbox="904 352 1682 715"> <thead> <tr> <th></th> <th>Hub</th> <th>Cluster</th> <th>Either</th> <th>Neither</th> </tr> </thead> <tbody> <tr> <td>Baschurch</td> <td>22</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Cockshutt</td> <td>3</td> <td>1</td> <td>12</td> <td>2</td> </tr> <tr> <td>Dudleston Heath</td> <td>2</td> <td>3</td> <td>4</td> <td></td> </tr> <tr> <td>Queens Head</td> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ruyton XI Towns</td> <td>10</td> <td>7</td> <td>4</td> <td>1</td> </tr> <tr> <td>Welshampton</td> <td>3</td> <td>2</td> <td>6</td> <td>3</td> </tr> <tr> <td>West Felton</td> <td>4</td> <td>2</td> <td>3</td> <td>2</td> </tr> <tr> <td>Whittington</td> <td>7</td> <td></td> <td>9</td> <td></td> </tr> </tbody> </table>		Hub	Cluster	Either	Neither	Baschurch	22				Cockshutt	3	1	12	2	Dudleston Heath	2	3	4		Queens Head	1				Ruyton XI Towns	10	7	4	1	Welshampton	3	2	6	3	West Felton	4	2	3	2	Whittington	7		9	
	Hub	Cluster	Either	Neither																																											
Baschurch	22																																														
Cockshutt	3	1	12	2																																											
Dudleston Heath	2	3	4																																												
Queens Head	1																																														
Ruyton XI Towns	10	7	4	1																																											
Welshampton	3	2	6	3																																											
West Felton	4	2	3	2																																											
Whittington	7		9																																												
Parish Council view		<p>Baschurch: Should be a Hub            Cockshutt: No to Hub or Cluster            Colemere: No to Hub or Cluster            Dudleston Heath/Criffsins: Cluster            Tetchill, Lee, Lyneal &amp; Colemere: Cluster (Ellesmere Rural PC)            Welsh Frankton, Lower Frankton &amp; New Marton: Cluster (Ellesmere Rural PC)            Park Hall, Hindford, Babbinswood, Welsh Frankton, West Felton &amp; Queens Head: Cluster (Whittington PC)            Ruyton XI Towns: Community Hub            Welshampton: No to Hub or Cluster            West Felton: No to Hub or Cluster            Whittington: Should be a Hub</p>																																													

### Highley LJC Area

Topic Area	SAMDev Question	Outcome
Housing numbers	A1: Distribution of housing development between key centres	A: Minimum (200 homes) 30 B: Below Mid-range (300 homes) 1 C: Above Mid-range (400 homes) 7 D: Maximum (500 homes) 1 E: Other (none) 4 E: Other (100) 2 Infill Only 1 Local Affordable Housing Only 1 Existing allocations and consents 1
Employment land	A2: Appropriate scale of employment development	A: Minimal 16 B: Modest 10 C: Moderate Plus 8 D: Maximum 1 E: Other (none) 2 Infill Only 1 Unused existing allocations only 1
Infrastructure	A3: Priorities for local infrastructure investment	

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#### Settlements in Surrounding Highley Area:

Settlement	Comments	Identification of Hubs or Clusters		
		Hub	Cluster	Either
Highley				5
Kinlet				2
Chelmarsh				1

Parish Council views related to question B1

#### Highley Parish Council

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No specific comments- Stated that sites already identified for development (Rhea Hall Estate, Hagg Corner and more recently Netherton Lane) are sufficient.

**Chelmarsh Parish Council**

No specific comments – The village is unsuitable for development, it has already lost a number of its services and the amount of development needed to make the village viable would change the whole character of the area.

**Ludlow LJC Area**

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Topic Area	SAMDev Question	Outcome
Housing numbers	A1: Distribution of housing development between key centres	62 responses: A: Minimum (quantity)           14     22.8% B: Below Mid-range (quantity)     11     18% <b>C: Above Mid-range (quantity)   18     29%</b> D: Maximum (quantity)           12     19% E: Other <ul style="list-style-type: none"> <li>• At or below median of 750     1     1.6%</li> <li>• Between B and C                 1     1.6%</li> <li>• Well below 500, say 300       1     1.6%</li> <li>• 900                                   1     1.6%</li> <li>• Max 736 min 636                 1     1.6%</li> <li>• 400                                   1     1.6%</li> <li>• 750                                   1     1.6%</li> </ul>
Employment land	A2: Appropriate scale of employment development	43 responses A: Minimal                             7     16.3% B: Modest                             10    23.4% <b>C: Moderate Plus                   13    30%</b> D: Maximum                         12    28% E: Other <ul style="list-style-type: none"> <li>• 3 hectares                         1     2.3%</li> </ul>

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Infrastructure	A3: Priorities for local infrastructure investment	Public transport Roads need improving Need more play areas. Care and health facilities.
Town Council view		Between Option B and C for both housing and employment. More new homes are required for young people within the area to give them an opportunity to live where they have grown locally to prevent aging villages

**Settlements in Surrounding Ludlow Area:**

Settlement	Number of Responses	Identification of Hubs or Clusters		
		Hub	Cluster	Either
Onibury	4	1 - Hub as serves Aldon, Stokesay, Duxmore		2
<b>Onibury PC view</b>		hub for Wootton; Duxmoor; Wetmore; Whittytree; Walton; Norton; Brandhill and Vernolds Common		
Hopton Cangeford	1			
Bromfield	4			
The Sheet	2			
Ashford Carbonell	1			
Richards Castle/Batchcott	1			
Wooferton	2	1		
Caynham	1			
Clee Hill/The Knowle	11	2		
Bitterley	2			



Settlements in Surrounding Market Drayton Area:

Topic Area	SAMDev Question	Outcome <i>(insert relevant information here)</i>																																																							
Hubs & Clusters	B1. Identification of Hubs or Clusters	<p><b>Potential Hubs:</b></p> <table border="1"> <thead> <tr> <th></th> <th>Hub</th> <th>Cluster</th> <th>Either</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td>Cheswardine</td> <td>2</td> <td>-</td> <td>-</td> <td></td> </tr> <tr> <td>Childs Ercall</td> <td>-</td> <td>1</td> <td>-</td> <td>With Hinstock</td> </tr> <tr> <td>Eaton-upon-Tern</td> <td>1</td> <td>-</td> <td>-</td> <td></td> </tr> <tr> <td>Hinstock</td> <td>11</td> <td>-</td> <td>-</td> <td></td> </tr> <tr> <td>Hodnet</td> <td>29</td> <td>1</td> <td>-</td> <td>With Wollerton</td> </tr> <tr> <td>Marchamley</td> <td>1</td> <td>-</td> <td>-</td> <td></td> </tr> <tr> <td>Norton-in-Hales</td> <td>5</td> <td>-</td> <td>-</td> <td></td> </tr> <tr> <td>Pipe Gate</td> <td>1</td> <td>2</td> <td>-</td> <td></td> </tr> <tr> <td>Shakeford (nr Hinstock)</td> <td>1</td> <td>-</td> <td>-</td> <td></td> </tr> <tr> <td>Woore</td> <td>7</td> <td>1</td> <td></td> <td>With Irelands Cross &amp; Pipe Gate</td> </tr> </tbody> </table>		Hub	Cluster	Either	Comment	Cheswardine	2	-	-		Childs Ercall	-	1	-	With Hinstock	Eaton-upon-Tern	1	-	-		Hinstock	11	-	-		Hodnet	29	1	-	With Wollerton	Marchamley	1	-	-		Norton-in-Hales	5	-	-		Pipe Gate	1	2	-		Shakeford (nr Hinstock)	1	-	-		Woore	7	1		With Irelands Cross & Pipe Gate
	Hub	Cluster	Either	Comment																																																					
Cheswardine	2	-	-																																																						
Childs Ercall	-	1	-	With Hinstock																																																					
Eaton-upon-Tern	1	-	-																																																						
Hinstock	11	-	-																																																						
Hodnet	29	1	-	With Wollerton																																																					
Marchamley	1	-	-																																																						
Norton-in-Hales	5	-	-																																																						
Pipe Gate	1	2	-																																																						
Shakeford (nr Hinstock)	1	-	-																																																						
Woore	7	1		With Irelands Cross & Pipe Gate																																																					
Parish Council view		<p>Cheswardine – hub                      Hinstock - hub                      Hodnet – Hub                      Norton-in-Hales – hub with little or no development                      Woore – cluster with Pipe Gate &amp; Irelands Cross</p>																																																							

## Minsterley LJC Area

Topic Area	SAMDev Question	Outcome	
Housing numbers	A1: Distribution of housing development between key centres	<b>Number of Responses</b>	<b>50 100%</b>
		A: Minimum (100 homes) <sup>3</sup>	25 50%
		B: Below Mid-range (200 homes)	12 24%
		C: Above Mid-range (300 homes)	6 12%
		D: Maximum (400 homes)	3 6%
		E: Other (50 max)	2 4%
		E: Other (250)	1 2%
		E: Other (500 )	1 2%
Employment land	A2: Appropriate scale of employment development	<b>Number of Responses</b>	<b>45 100%</b>
		A: Minimal	19 42%
		B: Modest	15 33%
		C: Moderate Plus	6 13%
		D: Maximum	1 2%
		E: Other (none)	2 4%
		E: Other (no alternative preference)	2 4%
Infrastructure	A3: Priorities for local infrastructure investment		
Town Council view	No specific view expressed on hubs and clusters.		

<sup>3</sup> Includes 1 stating affordable only & 1 specifying smaller scale development.



**Settlements in Surrounding Minsterley Area:**

Settlement	Comments	Identification of Hubs or Clusters		
		Hub	Cluster	Either
Minsterley	Support for hub/cluster status rather than key settlement			15
Minsterley/Pontesbury	Support for hub/cluster status rather than key settlement			2
Minsterley/Horsebridge/Plox Green	Cluster together		2	

**Pontesbury LJC Area**

Topic Area	SAMDev Question	Outcome	
Housing numbers	A1: Distribution of housing development between key centres	<b>Number of Responses</b>	<b>80 100%</b>
		A: Minimum (100 homes) <sup>4</sup>	47 59%
		B: Below Mid-range (200 homes)	11 14%
		C: Above Mid-range (300 homes)	9 11%
		D: Maximum (400 homes)	2 2.5%
		E: Other (none)	2 2.5%
		E: Other (20)	1 1%
		E: Other (30)	1 1%
		E: Other (50 or less)	3 4%
		E: Other (100 Minsterley/Pontesbury)	1 1%
		E: Other (less than 100)	1 1%
		E: Other (A/B)	1 1%
		E: Other (no alternative stated)	1 1%
	<i>(E: Other All replies</i>	<i>11 14%)</i>	
Employment land	A2: Appropriate scale of employment development	<b>Number of Responses</b>	<b>72 100%</b>
		A: Minimal	42 58%

<sup>4</sup> Includes 1 stating affordable only & 1 specifying smaller scale development.

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		B: Modest C: Moderate Plus D: Maximum E: Other (none)	14 10 1 5	19% 14% 1% 7%
Infrastructure	A3: Priorities for local infrastructure investment <sup>5</sup>			
Town Council view	Supports Pontesbury as a Community Hub or Cluster. Identify growth level of 10 to 50.			

**Settlements in Surrounding Pontesbury Area:**

Settlement	Comments	Identification of Hubs or Clusters		
		Hub	Cluster	Either
Pontesbury with Minsterley	Support for hub/cluster status rather than key settlement		2	
Pontesbury with Pontesbury Hill & Habberley			2	
Pontesbury	Support for hub/cluster status rather than key settlement	2		18
Lea Cross				1
Lea Cross/Plealey/Pontesford				1
Cruckton				3
Plealey				1
Habberley				1

<sup>5</sup> Export text as '.rtf' file and analyse using word or phrase counter at: [http://www.writewords.org.uk/word\\_count.asp](http://www.writewords.org.uk/word_count.asp)

Much Wenlock LJC Area

Topic Area	SAMDev Question	Outcome															
Housing numbers	A1: Distribution of housing development between key centres	<p>56 responses</p> <table> <tr> <td><b>A: Minimum (quantity)</b></td> <td><b>27</b></td> <td><b>48%</b></td> </tr> <tr> <td>B: Below Mid-range (quantity)</td> <td>9</td> <td>6%</td> </tr> <tr> <td>C: Above Mid-range (quantity)</td> <td>0</td> <td>0%</td> </tr> <tr> <td>D: Maximum (quantity)</td> <td>0</td> <td>0%</td> </tr> <tr> <td><b>E: Other (list)</b></td> <td><b>20</b></td> <td><b>36%</b></td> </tr> </table> <p><u>Option E comprised of:</u>                      Between Options A and B- 3 (5%)                      Less than 200- 1 (2%)  <b>100 or less- 11 (20%)</b>                      None before infrastructure- 3 (5%)                      Only land within town limits- 1 (2%)                      None- 1 (2%)</p>	<b>A: Minimum (quantity)</b>	<b>27</b>	<b>48%</b>	B: Below Mid-range (quantity)	9	6%	C: Above Mid-range (quantity)	0	0%	D: Maximum (quantity)	0	0%	<b>E: Other (list)</b>	<b>20</b>	<b>36%</b>
<b>A: Minimum (quantity)</b>	<b>27</b>	<b>48%</b>															
B: Below Mid-range (quantity)	9	6%															
C: Above Mid-range (quantity)	0	0%															
D: Maximum (quantity)	0	0%															
<b>E: Other (list)</b>	<b>20</b>	<b>36%</b>															
Employment land	A2: Appropriate scale of employment development	<p>42 responses</p> <table> <tr> <td><b>A: Minimal</b></td> <td><b>16</b></td> <td><b>38%</b></td> </tr> <tr> <td><b>B: Modest</b></td> <td><b>16</b></td> <td><b>38%</b></td> </tr> <tr> <td>C: Moderate Plus</td> <td>1</td> <td>2%</td> </tr> <tr> <td>D: Maximum</td> <td>1</td> <td>2%</td> </tr> <tr> <td>E: Other</td> <td>8</td> <td>19%</td> </tr> </table> <p><u>Option E comprised of:</u>                      Option E- 1 (2%)  <b>Historical approach to be taken- 2 (5%)</b>  <b>Difficult to justify new allocations- 2 (5%)</b>                      None until current is used up- 1 (2%)</p>	<b>A: Minimal</b>	<b>16</b>	<b>38%</b>	<b>B: Modest</b>	<b>16</b>	<b>38%</b>	C: Moderate Plus	1	2%	D: Maximum	1	2%	E: Other	8	19%
<b>A: Minimal</b>	<b>16</b>	<b>38%</b>															
<b>B: Modest</b>	<b>16</b>	<b>38%</b>															
C: Moderate Plus	1	2%															
D: Maximum	1	2%															
E: Other	8	19%															

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		<b>None- 2 (5%)</b>
Infrastructure	A3: Priorities for local infrastructure investment	<ul style="list-style-type: none"> <li>• Traffic management</li> <li>• Resolve drainage and flooding problems</li> <li>• Public transport provision</li> <li>• More car parking</li> </ul>
Much Wenlock Town Council view		A1: Maximum - no response provided to this question A2: Maximum- no response provided to this question

**Settlements in Surrounding Much Wenlock Area:**

Settlement	Number of Responses	Identification of Hubs or Clusters		
		Hub	Cluster	Either
Much Wenlock	76			
Farley	1			
Gleedon Hill				
Homer	4			
Bourton				
Bourton Westwood				
Callaughton				
Stretton Westwood				
<b>Much Wenlock Town Council</b>				
Easthope				
<b>Easthope Parish Council</b>				
Shipton				
Brockton				
<b>Shipton Parish Council</b>				
Stanton Long	1			
<b>Stanton Long Parish Council</b>				

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Church Preen				
<b>Church Preen Parish Council</b>				
Hughley				
<b>Hughley Parish Council</b>				
Kenley				
<b>Kenley Parish Council</b>				
Harley	2		1- Cluster- Cressage, Harley and Sheinton	
<b>Harley Parish Council</b>				
Sheinton	2		1- Cluster- Cressage, Harley and Sheinton	
<b>Sheinton Parish Council</b>				
Monkhopton				
<b>Monkhopton Parish Council</b>				
Acton Round				
Muckley				
Muckley Cross				
<b>Acton Round Parish Council</b>				

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**Oswestry LJC Area**

<b>Topic Area</b>	<b>SAMDev Question</b>	<b>Outcome</b>
Housing numbers	A1: Distribution of housing development between key centres	95 responses:  Option A (2100 homes) - 27 Option B (2,400 homes) - 11 Option C (2,600 homes) - 40 Option D (2,900 homes) - 10 Option E (other) - 7*

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		* Option B/C -2, mid range - 1, 2500 - 1, 2900 - 1, Up to the town - 1,
Employment land	A2: Appropriate scale of employment development	<p>94 responses:</p> <p>Option A (minimal) - 13                  Option B (modest) - 15                  Option C (moderate plus) - 46                  Option D (maximum) - 18                  E (other) - 2*</p> <p>* Up to the town -1, Should meet local employment needs - 1</p>
Infrastructure	A3: Priorities for local infrastructure investment	

**Settlements Surrounding Oswestry Area**

Topic Area	SAMDev Question	Outcome <i>(insert relevant information here)</i>																
Hubs & Clusters	B1. Identification of Hubs or Clusters	<p><b>Potential Hubs:</b></p> <table border="1"> <thead> <tr> <th></th> <th>Hub</th> <th>Cluster</th> <th>Either</th> </tr> </thead> <tbody> <tr> <td>Ruyton XI Towns</td> <td>10</td> <td>7</td> <td>4</td> </tr> <tr> <td>West Felton</td> <td>4</td> <td>2</td> <td>3</td> </tr> <tr> <td>Whittington</td> <td>7</td> <td></td> <td>9</td> </tr> </tbody> </table> <p><b>Potential Clusters:</b>                      Park Hall, Hindford, Babbinswood, Welsh Frankton, West Felton &amp; Queens Head.</p>		Hub	Cluster	Either	Ruyton XI Towns	10	7	4	West Felton	4	2	3	Whittington	7		9
	Hub	Cluster	Either															
Ruyton XI Towns	10	7	4															
West Felton	4	2	3															
Whittington	7		9															

## Shifnal LJC Area

Topic Area	SAMDev Question	Outcome
Housing numbers	A1: Distribution of housing development between key centres	37 responses <b>A: Minimum (500 homes) 11 30%</b> B: Below Mid-range (700 homes) 12 19% <b>C: Above Mid-range (800 homes) 14 38%</b> D: Maximum (1000 homes) 4 11% E: Other (1200 homes) 1 3%
Employment land	A2: Appropriate scale of employment development	26 responses A: Minimal 4 15% B: Modest 6 23% <b>C: Moderate Plus 10 38%</b> D: Maximum 6 23% E: Other 0 0%

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### Settlements in Surrounding Shifnal Area:

Settlement	Comments	Identification of Hubs or Clusters		
		Hub	Cluster	Either
Shifnal		6		
Crackly Bank		1		
Sherrifhales		1		

### Town Council views

Shifnal Town Council – no specific comment on hubs and clusters. General comment that Shifnal is an ancient Market Town with its own Market Charter.





Settlements in Surrounding Wem Area:

Settlement	Number of Responses	Identification of Hubs or Clusters			Comments
		Hub	Cluster	Either	
<b>Wem Rural PC view</b>				×	No settlements with the Parish have been identified as suitable as a “Community Hub” or “Community Cluster”.
Whixall	2			×	
Dobsons Bridge/Roving Bridge	1				No view expressed
<b>Whixall PC view</b>			✓		Cluster: Whixall , Hollinwood, Welsh End, Platt Lane, Stanley Green, Dobsons Bridge, Roving Bridge, Northwood, Waterloo, Quina Brook, Browns Brook (not shown on the map but includes Whixall school). Also Moss Cottages not shown as part of Whixall
Lee Brockhurst	2			×	
<b>Moreton Corbet &amp; Lee Brockhurst PC view</b>	No response				
Grinshill	10		✓(2)		
Sansaw Heath	1			×	
<b>Grinshill PC view</b>				×	Grinshill: Stand alone as a village
Hadnall	28	✓(16)	✓(1)		
<b>Hadnall PC view</b>				×	We note that Hadnall has been identified as a possible hub or cluster. We totally reject this. We are a village of modest growth and wish to remain so.
Clive	97	✓(8)	✓(1)		
<b>Clive PC view</b>				×	The vast majority of Clive parishioners have expressed a strong preference for little or no development in Clive parish, therefore designate Clive Village as a stand-alone settlement in Open Countryside.
Shawbury	33	✓(18)			
<b>Shawbury PC view</b>				×	The Council do not wish to see Shawbury recognised as a Hub.

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Settlement	Number of Responses	Identification of Hubs or Clusters			Comments
		Hub	Cluster	Either	
Stanton upon Hine Heath	1				
<b>Stanton upon Hine Heath PC view</b>					No view expressed on this issue
Loppington	16			x	
Burlton	8			x	
<b>Loppington PC view</b>				x	Existing planning consent means that community cannot sustain further development
Myddle	11	✓(6)	✓(2)		
Harmer Hill	12	✓(5)	✓(2)		
Yorton	1		✓(1)		Stanton-upon Hine Heath Parish Council
<b>Myddle &amp; Broughton PC view</b>				x	Following detailed public consultation, there is no wish for either Myddle or Harmer Hill to be considered as a hub or a cluster.

Whitchurch LJC Area

Topic Area	SAMDev Question	Outcome										
Housing numbers	A1: Distribution of housing development between key centres	<p>Total responses – 170 / 206</p> <table border="0"> <tr> <td>A Minimum (1,000)</td> <td>30 (18% / 14%)</td> </tr> <tr> <td>B Little Below Mid-Range (1,200)</td> <td>58 (34% / 28%)</td> </tr> <tr> <td>C Little Above Mid-Range (1,500)</td> <td>27 (16% / 13%)</td> </tr> <tr> <td>D Maximum (1,700)</td> <td>53/89*(32% / 44%)</td> </tr> <tr> <td>E Other</td> <td>2** (1% / 1%)</td> </tr> </table> <p>*36 additional identical comments were received in favour of Option D. The majority of these additional responses were from individual members of the Football and Cricket Clubs. The alternative outcomes when these are factored in are expressed above as alternative percentages.</p> <p>** Both saying 1700+</p>	A Minimum (1,000)	30 (18% / 14%)	B Little Below Mid-Range (1,200)	58 (34% / 28%)	C Little Above Mid-Range (1,500)	27 (16% / 13%)	D Maximum (1,700)	53/89*(32% / 44%)	E Other	2** (1% / 1%)
A Minimum (1,000)	30 (18% / 14%)											
B Little Below Mid-Range (1,200)	58 (34% / 28%)											
C Little Above Mid-Range (1,500)	27 (16% / 13%)											
D Maximum (1,700)	53/89*(32% / 44%)											
E Other	2** (1% / 1%)											
Employment land	A2: Appropriate scale of employment development	<p>Total responses – 164 / 200</p> <table border="0"> <tr> <td>A Minimal</td> <td>11 (7% / 5%)</td> </tr> <tr> <td>B Modest</td> <td>75 (46% / 38%)</td> </tr> <tr> <td>C Moderate Plus</td> <td>31 (18% / 15%)</td> </tr> <tr> <td>D Maximum</td> <td>46/82* (28% / 41%)</td> </tr> <tr> <td>E Other</td> <td>1 (1% / 1%)</td> </tr> </table> <p>*36 additional identical comments were received in favour of Option D. The majority of these additional responses were from individual members of the Football and Cricket Clubs. The alternative outcomes when these are factored in are expressed above.</p>	A Minimal	11 (7% / 5%)	B Modest	75 (46% / 38%)	C Moderate Plus	31 (18% / 15%)	D Maximum	46/82* (28% / 41%)	E Other	1 (1% / 1%)
A Minimal	11 (7% / 5%)											
B Modest	75 (46% / 38%)											
C Moderate Plus	31 (18% / 15%)											
D Maximum	46/82* (28% / 41%)											
E Other	1 (1% / 1%)											

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Infrastructure	A3: Priorities for local infrastructure investment	

Settlements in Surrounding Whitchurch Area:

Settlement	Number of Responses	Identification of Hubs or Clusters			Parish Council View
		Hub	Cluster	Either	
Press / Prees Wood	15	8	7		<b>Cluster</b> to include Prees Village, Higher Heath, Prees Green, Lower Heath, Fauls and Sandford
Prees Green	1		1		
Prees Heath	3	2	1		
Press Higher Heath	3	1	1		
Darliston	1		1		
Grindley Brook	1	1			
Broughall	1		1		
Ash Magna / Ash Parva	2		2		

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## APPENDIX C: PREFERRED OPTIONS CONSULTATION STRATEGY (MARCH 2012)

Proposed Method	Comments
<b>Preferred Option Documents</b>	<p>The following documents will be prepared:</p> <p><b>1 Management of Development Document</b> (Shropshire wide) covering the draft Policy Directions</p> <p>18 separate <b>Site Allocations Documents</b> (based on the 18 'Place Plan' areas) covering:</p> <ul style="list-style-type: none"> <li>• Growth strategy for the relevant settlements (housing and employment numbers);</li> <li>• Preferred site allocations for settlements</li> </ul> <p>Reference copies of the documents to be made available at the following locations: Libraries; Customer service points; Council offices; Parish and Town Council offices.</p> <p>The public will be directed to the Shropshire Council dedicated SAMDev webpage (see below) and to reference copies in the places outlined above.</p> <p>Paper copies will only be sent to people on request, and only as a second preference after web-based options have been fully explored.</p>
	<p><b>Benefits /Issues</b></p> <ul style="list-style-type: none"> <li>• Communities can view locally relevant information easily;</li> <li>• Allows for shorter, more concise documents focussing on the most important issues;</li> <li>• The preference for on-line access to the documents will significantly reduce costs to the Council of publishing the document;</li> <li>• Some members of the public don't have direct access to the web, or easy access to local contact points, and in these circumstances hard copies can be sent out on request.</li> </ul>
<b>Parish and Town Councils / Local Member Involvement</b>	<p>Continue the 'localism' approach by working in partnership with Parish and Town Councils to achieve a successful local consultation.</p> <p>Parish and Town Councils to act as a focal point for communities to view preferred options documents as the alternative to sending out paper copies.</p> <p>Possibility of joint working on leaflet distribution and local promotion of consultation and public meetings.</p>

	<p><b>Benefits / Issues</b></p> <ul style="list-style-type: none"> <li>• Provides local Parish and Member ‘buy-in’ to the consultation;</li> <li>• Encourages community led planning;</li> <li>• Helps to utilise local knowledge and resources;</li> <li>• Helps manage council resources more efficiently;</li> <li>• Parish and Town Councils to be contacted ahead of consultation to clarify expectations and roles</li> </ul>
<p><b>On-Line Response Form</b></p>	<p>Electronic responses will be the council’s preferred method for communities to respond to the consultation.</p> <p>‘Survey Monkey’ will be used to create on-line response forms. This software enables the creation of fit for purpose questionnaires and is therefore helps to ensure a locally responsive approach to consultation.</p> <p>The Customer Insight Team have led on the development of the questionnaire in partnership with the Planning Policy Team.</p> <p><b>Benefits / Issues</b></p> <ul style="list-style-type: none"> <li>• Significant resource benefits from the public using on-line form to respond;</li> <li>• Will allow people to express views easily and efficiently;</li> <li>• Past use of on-line forms for planning policy consultations have been low. To overcome this the Council will increase the promotion of the on-line response form through press releases and through the website;</li> <li>• It is recognised that some people have limited access to broadband and therefore paper response forms will continue to be accepted (see below).</li> </ul>
<p><b>Paper Response Form</b></p>	<p>There will be a paper response form to supplement the on-line version as the council’s second preference for people to respond.</p> <p>Copies will be made available in libraries, customer service points, main council officers, but there will be limited distribution in order to encourage people to use on-line form wherever possible.</p> <p><b>Benefits / Issues</b></p> <ul style="list-style-type: none"> <li>• Allows the opportunity for people who don’t have easy access to the internet to respond;</li> <li>• Ensures everyone is asked the same questions;</li> <li>• Easier to manage consultation responses and to analyse the results more efficiently;</li> <li>• The ‘open comment’ element allows people to comment more widely if necessary.</li> </ul>
<p><b>Direct Mail</b></p>	<p>It is the intention to contact all 6,000 consultees currently on the LDF Consultation Database by letter to inform them about the consultation and where to find the documents.</p> <p>None of the consultation documents will be sent out with the letter in order to reduce costs and to encourage people to use the website and respond electronically.</p>

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	<p><b>Benefits / Issues</b></p> <ul style="list-style-type: none"> <li>• Ensures that those who have expressed a past interest in planning policy issues are contacted about the consultation;</li> <li>• Responses to past consultations have indicated people like to receive formal notification of consultations;</li> <li>• It is acknowledged there will be a significant postage cost.</li> </ul>
<p><b>Website</b></p>	<p>New dedicated SAMDev Preferred Options webpage to be the 'first point of information' for consultees.</p> <p>Page will include:</p> <ul style="list-style-type: none"> <li>- all consultation documents;</li> <li>- paper and on-line response forms;</li> <li>- background and contextual information;</li> <li>- information on consultation meeting dates</li> </ul> <p><b>Benefits / Issues</b></p> <ul style="list-style-type: none"> <li>• 'One stop shop' for all consultation documents;</li> <li>• Easy to update quickly;</li> <li>• Significant resource savings;</li> <li>• Customer Contact Centre staff will be briefed about the webpage</li> </ul>
<p><b>Social Media</b></p>	<p>Social media methods will be used to supplement the consultation process. This will include a dedicated Facebook presence and Twitter feed. This will be developed and maintained through the consultation by the Council's Communications Team in partnership with the Planning Policy Team.</p> <p>These methods will be used predominantly to promote and inform people about the consultation, rather than for a method of collecting views.</p> <p><b>Benefits / Issues</b></p> <ul style="list-style-type: none"> <li>• Social media is a rapidly expanding area, and has been used successfully by other council service areas. Can be an effective and efficient method to promote the ongoing consultation and local public meetings.</li> </ul>
<p><b>Local Media</b></p>	<p>Use press releases to promote consultation and public meetings.</p> <p>Work with the Communications Team to ensure language and content are suitable and 'jargon' free.</p> <p><b>Benefits / Issues</b></p> <ul style="list-style-type: none"> <li>• Press releases can be tailored to the 18 'place plan' areas;</li> <li>• Recognise that they will not reach everyone, but they are a useful supplement to other promotional activity</li> </ul>



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<p><b>Local Joint Committees</b></p>	<p>Where resources allow, officers can attend LJC meetings on request. However, given the scope and nature of the consultation, especially the significant site allocations element, it is not considered LJC meetings are a suitable mechanism to engage communities on this issue.</p> <p>However, where timeframes are suitable, it is envisaged LJC meetings can have an important role in distributing general information about the consultation, i.e. dates and times of local community meetings.</p>
	<p><b>Benefits / Issues</b></p> <ul style="list-style-type: none"> <li>• Past experience has shown LJC meetings can have limitations as there is usually a long agenda and limited opportunity to engage in two way dialogue</li> </ul>
<p><b>Local Community Meetings</b></p>	<p>Shropshire Council to arrange, publicise and manage a series of fit for purpose Community Meetings, to be based in each market town / key centre.</p> <p>These will be structured evening meetings to be chaired by the local Member if available. Members of the public can access information, ask questions to officers, view maps of 'preferred options' and provide direct feedback.</p> <p>Where resources allow, officers can attend further local meetings on the request of Parish / Town Councils. In these circumstances, it will be expected that Parish/Town Councils arrange the venue and help promote the meeting locally. These could either be special meetings, or be part of a scheduled Parish/Town Council meeting. Council officers can help where possible with this process.</p>
	<p><b>Benefits /Issues</b></p> <ul style="list-style-type: none"> <li>• The Council organised events will be specific to their 'Place Plan' area;</li> <li>• The format is flexible, and can be tailored to local needs;</li> <li>• Parish Councils are effective at arranging local meeting and in promoting events locally;</li> <li>• Allows Parish Councils to manage and take ownership of events in their areas.</li> </ul>
<p><b>Sustainable Urban Extension (SUE)</b></p> <p><b>Exhibitions</b></p>	<p>Public Exhibitions for all three SUEs (Shrewsbury West, Shrewsbury South, Oswestry) to be held at venues within or close to the proposed SUE</p> <p><b>Benefits /Issues</b></p> <ul style="list-style-type: none"> <li>• Public exhibitions held locally will allow communities to view draft masterplans for these areas and to comment directly to site promoters, as well as Council officers.</li> </ul>
<p><b>Cross Council Working</b></p>	<p>Work will be ongoing with the following Council teams in order to ensure an effective consultation: Communications Team; Customer Insight Team; IT Community Working Team; Development Management</p> <p><b>Benefits /Issues</b></p> <p>Particularly useful in identifying and contacting the more 'hard to reach' groups</p>

## **APPENDIX D: PREFERRED OPTIONS 2012 CONSULTATION: KEY ISSUES RAISED**

The following pages provide a summary of the consultation responses received on each of the questions asked at the Preferred Options consultation by Place Plan area.

### **Albrighton Place Plan Area**

#### ***Albrighton Town***

##### **Question 1: Do you think that the target of a further 72 houses to be built in Albrighton by 2026 is appropriate?**

Of the 9 respondents who answered this question 78% (7) agreed with the proposed target and 22% (2) disagreed. A number of issues relating to the amount of dwellings allocated over the plan period were raised by respondents, with two of the respondents commented that a higher allocation of dwellings over the plan period is needed in Albrighton. Other points raised individually were: that a higher allocation of dwellings over the plan period is needed maintain as a sustainable settlement; that ABL002 should be allocated and excess demand should be met through windfall housing within the development boundary; and that more sites need to be allocated e.g. ALB001, ABL 003, ALB015. Issues relating to infrastructure were highlighted by a respondent, namely: that healthcare infrastructure needs improving, that road infrastructure needs improving around the village e.g. increasing the number of car parking spaces in the village centre and at the train station; that homes and sheltered housing is needed for the elderly; and that land should be identified for recreation space and opportunities should be sought to extend the footpath network surrounding the village.

##### **Question 2: Do you agree that site ALB002 (2 hectares), being land between St. Mary's CE Primary School and the railway station, should be allocated for 50 houses?**

Of the 8 respondents who answered this question 67% (4) agreed with the proposed allocation of ALB002 and 33% (2) disagreed, with the remainder not indicating their overall view (2). A number of respondents raised the point that road infrastructure locally and in the village as whole will need to be improved as part of the development, due to increased traffic. Other points highlighted by respondents were: that another place of worship is needed in the village; that higher allocation of dwellings over the plan period is needed; that ALB002 is a sustainable location for development; and that the wider area including ALB002 and the Safeguarded land needs to be comprehensively masterplanned to avoid piecemeal development. English Heritage raised the point with regards to ALB002 that the requirement for any development to address potential impacts on the setting of the conservation area is supported. The Environment Agency stated that the issues of potential ground contamination and land stability have been recognised.

##### **Question 3: Do you agree that a small amount of additional employment land should be created in the Albrighton area over the next 14 years?**

Of the 8 respondents who answered this question 75% (6) agreed with the proposal for a small amount of employment land and 25% (2) disagreed. Cosford was highlighted by two respondents as a suitable location for a small amount of employment land, with the respondents suggesting: that Cosford needs to provide land for potential industrial development; and that additional employment development in Albrighton would damage the village's character due to additional traffic, and it would be better suited to Cosford due to its existing infrastructure. Other points highlighted by respondents were: that if employment

development takes place in Albrighton it should be focused on the safeguarded land near the train station; that employment development in the Albrighton it should be part of a masterplan for a wider area; that Telford technology corridor should include the Albrighton and Cosford area due to its highly skilled workforce; and that site ALB016 should be allocated as an employment site.

**Question 4: Given the key constraints of the Green Belt and the limited current availability of land, where do you think that a small amount of additional employment land should be located?**

Of the 6 respondents who answered this question (4) supported Cosford being identified as a location for additional employment land and (2) supported Albrighton, with the remainder not indicating their overall view (1). A number of respondents felt that if employment development takes place in Albrighton then it should be focused on the safeguarded land at ALB002, and that employment development in Albrighton it should be masterplanned. Another point raised by a respondent was that both Cosford and Albrighton should be identified as suitable settlements for additional employment land.

**Question 5: Do you agree with the proposed new development boundary for Albrighton?**

Of the 8 respondents who answered this question 62.5% (5) agreed with the proposal development boundary and 37.5% (3) disagreed. A number of respondents highlighted that the development boundary should be rounded off to include a small parcel of land adjoining ALB003 that sits within the Green Belt, so that ALB003 could be developed. Other points raised by respondents were: that a higher allocation of dwellings over the plan period is needed maintain as a sustainable settlement; that development shouldn't take place on non-allocated Green Belt land; and that the allocated safeguarded land in the village is suitable for development.

**Question 6: Alternative sites**

A number of respondents highlighted that they sought to promote non-preferred sites for allocation, these sites are as follows: ALB001, ALB003, ALB015 and The Birches located North of Cross Road. Another point raised by a respondent was that the number of sites should be kept to a minimum as outlined in SAMdev Preferred Option: 2012 Consultation.

## Bishop's Castle Place Plan Area

### *Bishops Castle Town*

#### **Question 1: Do you agree that allowance should be made for a further 20-70 houses to be built by 2026?**

The majority of respondents, 78% (64 out of 82) supported the target of a further 20-70 houses for Bishop's Castle. Of those making comments in favour, many wanted all new housing to be affordable, or for local people only, several felt that it was important that jobs were provided at the same time and others wanted to see a mix of housing types. All of those respondents who disagreed with the target still felt that some housing was needed and generally wished to see numbers in the range 10-50. Concerns were raised that the need for housing had not been identified, that there were empty properties already in the town and that new houses would be too expensive for local people.

#### **Question 2: Do you agree that site BISH021 (land off Oak Meadow) should be allocated for 40 houses and 20 additional independent living units for the elderly?**

The majority of respondents, 72% (65 out of 90) did not support the allocation of BISH021 for 40 houses and 20 living units for the elderly. The main issues were traffic related: either an increase in vehicle numbers which would cause congestion in the town; or concerns that the access to the site was difficult and dangerous. Other comments focused on flooding and/or inadequate drainage on the site. Concerns were also raised that the existing sewerage system could not accommodate more development, that the local environment would be spoilt and that there was no need for more units for the elderly. Several people preferred alternative sites to the north and east of the town with many specifically mentioning the Castlegreen area. Bishop's Castle Town Council objected to the allocation of any site which requires access from Kerry Lane (such as this site), feeling that the road infrastructure could not accommodate any new development on this side of the town. They suggested that new housing be located on two smaller sites to the north east of the town.

#### **Question 3: Do you agree that Bishop's Castle Business Park should continue to be allocated for further employment development?**

The majority of respondents, 94% (72 out of 77) agreed that the Bishop's Castle Business Park should continue to be allocated for further employment development. The Town Council asked that the types of businesses able to use the Park should be extended to include professional and financial services such as solicitors and accountants, but that any retail use should be secondary to the principle purpose of the business.

#### **Question 4: Do you agree that no further employment land should be allocated?**

The majority of respondents, 65% (43 out of 66) agreed that no further employment land should be allocated. However, several people felt that this should only be the case until the existing business park was full.

#### **Question 5: Do you agree with the proposed new development boundary for Bishop's Castle?**

A small majority of respondents, 51% (35 out of 68) agreed with the proposed new development boundary for the town. Reasons for disagreeing focussed on opposition to the allocation of BISH021, a desire to see other land, particularly in the Castlegreen area allocated instead and a feeling that new housing sites need to be easily accessible from the A488.

#### **Alternative sites:**

The majority of respondents wanted land between Castlegreen and Schoolhouse Lane to be considered for development.

## **Bucknell**

### **Question 1: Do you agree that Bucknell should be a Community Hub?**

A substantial majority, 73% (11 out of 15) support the designation of Bucknell as a Community Hub. One respondent stated that more employment opportunities were required in Bucknell, in order to ensure future sustainability of the village.

### **Question 2: Do you think that the growth target of 50-100 houses for Bucknell is appropriate?**

The majority, 67% (12 out of 18) objected to the proposed growth target for Bucknell. Several respondents stated that the target was too high, with suggestions that from 30-60 dwellings would be more appropriate. A few respondents also stated that the existing permitted brownfield sites should be developed before allocating additional greenfield sites. Whilst others were concerned that the existing infrastructure would not be able to cope with this level of housing; there were already a large number of houses for sale in the area and that there is limited employment opportunities to support this level of growth. However 22% (4 out of 18) supported the target, with one respondent stating that the settlement has sufficient local services and facilities to accommodate growth, with suggestion that a higher figure would be appropriate.

### **Question 3: Do you agree that site BUCK003, being land adjacent to Redlake Meadow (2ha), should be allocated for 40 houses?**

The majority of respondents, 67% (12 out of 18) objected to the allocation of BUCK003. The main reason for this is the site location within the flood plain, several respondents stated that the site is liable to severe flooding, with water from the hills draining to the site. It was therefore a concern that development of the site would result in additional flooding in the locality. A few respondents stated again that development of the existing brownfield site should be prioritised before any allocation of Greenfield sites. Concern was also raised that development would destroy the character of the village and create ribbon development, which is against the findings of the parish plan. However several respondents suggest that whilst the allocation of 40 dwellings was too high, a lower figure would be more appropriate. 6 respondents (33%) support the site allocation. One respondent suggested that due to its location it would be appropriate for sheltered accommodation or a residential home. It was also suggested that in order to maintain residential amenity for occupiers of Redlake Meadow that a screening zone should be provided.

### **Question 4: Do you agree that the development boundary should be removed?**

A small majority of respondents, 57% (8 out of 14) object to the removal of the development boundary for Bucknell. The main reason for this is the concern that removal of the boundary will result in a lack of clarification as to where the village ends and the countryside begins. One respondent stated that this could create a precedent for further village expansion in several directions.

### **Alternative Sites:**

1. Consider allocating Land at Hill Farm (BUCK007)
2. BUCK001 should be allocated- site should be a priority because its brownfield land.
3. Object to alternative site at Land west of The Tyndings (BUCK010sd) - would increase traffic flow on a narrow and dangerous section of the road and would detrimentally encroach into the distinctive landscape.
4. Consider allocating Land west of The Tyndings (BUCK010sd)



## **Chirbury**

### **Question 1: Do you agree that Chirbury should be a Community Hub?**

The majority of respondents, 73% (16 out of 22), supported the idea that Chirbury should be a Community Hub. Of those in favour, some felt that this would support local businesses. The Parish Council agreed that Chirbury should be a Community Hub with an allocated site for a maximum of 30 houses and 20 other houses to be built in the remainder of the parish.

### **Question 2: Do you think that the growth target of about 50 houses for Chirbury is appropriate?**

Respondents were split 50:50 (11 out of 22) for and against a growth target of about 50 houses for Chirbury. Views in favour supported a mix of housing types, 30 houses for Chirbury and felt that there would be a positive effect on local businesses. Those against the target felt that it was too high and that local properties would depreciate in value as a result.

### **Question 3: Do you agree that site CHIR001, being land to the rear of Horseshoe Road (1.38ha), should be allocated for 30 houses?**

The majority of respondents, 67% (14 out of 21) supported the allocation of CHIR001 for 30 houses. Several people commented that there should be a mix of house types whilst others felt that an access through Horseshoe Road would be dangerous. Additionally, respondents did not wish to see housing to the rear of Horseshoe Road. The Parish Council supported the allocation of this site for a mixture of house sizes and types and asked that it be phased to avoid overloading the existing infrastructure and facilities.

### **Question 4: Do you agree that Chirbury should have a development boundary?**

The majority of respondents, 62% (13 out of 21) felt that Chirbury should have a development boundary. Some people commented that the current Conservation Area should be maintained. The Parish Council did not want Chirbury to have a development boundary.

**Alternative Sites:** No alternative sites were suggested

## **Clun**

### **Question 1. Do you agree that Clun should be a Community Hub?**

A substantial majority, 86% (12 out of 14), support the designation of Clun as a Community Hub. Only one respondent made an additional comment, stating that Clun is a popular tourism town, with a number of community facilities and links to other south Shropshire market towns and therefore should be designation as a Community Hub.

### **Question 2. Do you think that the growth target of about 100 houses for Clun is appropriate?**

Out of the 16 respondents, 8 (50%) supported the housing target, whilst 7 (44%) objected. The reason for support related to the identified need for more housing in the area. The Environment Agency also commented that due to the sensitivity of the Clun catchment area any housing target needs to be assessed in accordance with the Habitats Directive to ensure water quality is sustained at current levels. A number of respondents, including the Parish Council, stated that the target was too high and that a lower level of housing would be more acceptable, with suggestions ranging from 20 to 70 (Parish Council preference of 70).

### **Question 3. Do you agree that site CLUN002, being land behind the GP surgery (1.6Ha), should be allocated for 40 houses?**

The majority of respondents, 73% (11 out of 15), support the allocation of the site. A few respondents stated that the site could be extended to include additional land, which will allow the site to accommodate the full target of 100 houses. However the Parish council has

stated that the site allocation should not exceed 60 houses. English Heritage commented that any development on the site will need to take account the setting of the nearby listed buildings and the conservation area. Another respondent stated that the development needs to provide family homes for local people. However 3 respondents (20%) object to the sites inclusion. One respondent stated that the housing target was too high for Clun and that 20 homes would be more appropriate and in keeping with its present size. Another respondent stated that the historic and flooding issues restrict the windfall target to 30, and that the remaining 60 houses should be allocated between CLUN001 and CLUN002.

**Question 4. Do you agree that the development boundary should be removed?**

Out of the 11 respondents, a large majority do not agree that the development boundary should be removed, stating that a development boundary was required. This included Clun with Chapel Lawn Parish Council, who stated that the existing boundary should be retained and if necessary redrawn to include preferred option CLUN002.

**Alternative sites:**

1. Allocate CLUN001 as additional site- not enough opportunities for 60 windfall, so need to allocate additional site. Landscape issues can easily be overcome by planting.

***Lydbury North***

**Question 1: Do you agree that Lydbury North should be Community Hub?**

The majority of respondents, 64% (9 out of 14) support the designation of Lydbury North as a Community Hub.

**Question 2: Do you think that the growth target of about 25 houses for Lydbury North is appropriate?**

A large majority of respondents, 75% (9 out of 12) support the growth target of 25, with one respondent stating that this level of development will provide support for the school and other services, whilst meeting local housing needs. However, 25% of respondent (3 out of 12) object to this figure, with one respondent arguing that the figure is too high for the size of the settlement and a maximum of 6 would be more appropriate. On the other hand, another respondent argued that in order to maintain the vitality and sustainability of the village a larger number of housing is required.

**Question 3: Do you agree that site LYD001, being land behind Habershon Close (0.6ha), should be allocated for 12 houses?**

The majority of respondents, 64% (9 out of 14) support the allocation of the site, largely due to the sites potential to provide community benefit, in particular public open space. A few respondents stated that they would support the allocation providing that development was concentrated on the south east part of the site, as the land slopes up to the North West and development here would be prominent and dominant over the existing development. They also stated that a smaller allocation for the site would be more appropriate and would allow for a high level of public open space provision. One respondent comment that both LYD001 and LYD002 could be allocated with a lower number of houses as this would disperse any impact across the village.

**Question 4: Do you agree that Lydbury North should have a development boundary?**

A substantial majority of respondents, 83% (10 out of 12) agree that Lydbury North should have a development boundary, as it will allow for small scale infill development. However

one respondent raised a concern that infilling can result in a lack of green amenity space within the village and therefore sensitively planned and managed development over a larger area, incorporating green spaces is appropriate.

**Alternative Sites:**

1. Identify Land adjacent to Telephone Exchange for employment use- could provide starter workshops and/ or live work units.
2. Site LYD002 should be reconsidered in light of the proposed new village hall and its requirements for complementary facilities in the future as per the emerging Neighbourhood Plan.

***Worthen and Brockton***

**Question 1: Do you agree that Worthen and Brockton should be a Community Hub?**

A slight majority of respondents, 52% (17 out of 33) supported the designation of Worthen and Brockton as a Community Hub. Several of those who did not support the designation questioned the need for the proposed level of development or felt that new housing would spoil the character of the settlements. More specifically, many wanted the green space between the two villages to remain undeveloped so that the two settlements remain separate. Others were concerned that the proposed road improvements would encourage either more traffic and/or increase the speed of the existing traffic.

In their response, the Parish Council asked that the whole of the Parish's Worthen Ward be designated a Community Cluster. Worthen and Brockton would then cease to be a Community Hub, but form a cluster which included Binweston, Leigh and Aston Rogers. They also asked that no development site be greater than 5 houses in this cluster and that no more than 10 houses be built in any 5 year period.

**Question 2: Do you think that the growth target of 60 houses for Worthen and Brockton is appropriate?**

The majority of respondents, 79% (26 out of 33) did not feel that the growth target of 60 houses was appropriate. Many people felt that the need for new houses had not been demonstrated or mentioned that there were existing unsold properties in the villages. Others felt that there would be a negative impact on the local community and/or the local environment or they felt that Worthen and Brockton did not contain enough amenities to support such a level of development. In their response, the Parish Council asked that the target be reduced to 30, delivered over 15 years at a rate of 10 every 5 year period.

**Question 3: Do you agree that site WORTH002, being land to the west of Millstream (2.2ha of 7.57ha), should be allocated for 35 houses?**

The majority of respondents, 81% (26 out of 32) did not support the allocation of WORTH002 for 35 houses. Concerns raised included the danger from traffic and problems with access, the steep nature of the site, flooding, loss of view or visual amenity and the inability of the existing sewerage system to accommodate new development. Several respondents again felt that the need for new houses had not been demonstrated. The Parish Council did not want an allocated site and asked that development be through infill and the re-development of existing sites such as Millstream Close.

**Question 4: Do you agree that the development boundary should be removed?**



The majority of respondents, 62% (16 out of 26) felt that the development boundary should be retained. Of these, some felt that there were not enough services and utilities outside the villages to support development, others questioned the need for development in the first place and some felt that the villages should stay as they are.

**Alternative sites:** No alternative sites were suggested

### ***Binweston, Leigh and Aston Rogers***

#### **Question 1: Do you agree that the settlements of Binweston, Leigh and Aston Rogers should be a Community Cluster?**

The majority of respondents, 69% (9 out of 13) supported the designation of Binweston, Leigh and Aston Rogers as a Community Cluster. Where there was disagreement, this was based on the premise that redundant agricultural buildings should be converted for residential use before new houses were built.

In their response, the Parish Council asked that the whole of the Parish's Worthen Ward be designated a Community Cluster. This would include Worthen and Brockton. They also asked that no development site be greater than 5 houses in this cluster and that no more than 10 houses be built in any 5 year period.

#### **Question 2: Do you agree with the proposed number of new houses?**

The majority of respondents, 77% (10 out of 13) agreed with the target of approximately 15 houses for the settlements of Binweston, Leigh and Aston Rogers. Of those who disagreed, one respondent felt that 5 would be more appropriate and another felt that redundant agricultural buildings should be converted for residential use before new houses were built.

#### **Question 3: Do you agree this should be met through windfall development and that there are no allocated sites?**

The majority of respondents, 75% (9 out of 12) felt that new housing should be delivered through windfall development and that there should be no allocated sites. Countering this, one respondent suggested that a site should be allocated in Aston Rogers and two people made the same point as in questions 1 and 2 about the re-use of agricultural buildings.

#### **Question 4: Should the settlements have development boundaries**

A small majority of respondents, 55% (6 out of 11) would like the settlements to have development boundaries. Of those who disagreed, one person felt that Binweston was too small to have a development boundary.

#### **Alternative sites.**

Two new sites in Aston Rogers were proposed for new housing allocations: land adjoining 5, The Sticks and land at Cedar Wood bungalow.

### ***Brompton, Marton, Middleton, Priestweston, Stockton and Rorrington***

#### **Question 1: Do you agree that the settlements of Brompton, Marton, Middleton, Priest Weston, Stockton and Rorrington should be a Community Cluster?**

The majority of respondents, 67% (8 out of 12) supported the designation of Brompton, Marton, Middleton, Priest Weston, Stockton and Rorrington as a Community Cluster. Of those who disagreed, one respondent felt that the settlements were too dispersed and another queried the way in which clusters were being decided upon. The Parish Council agreed that Brompton, Marton, Middleton, Priest Weston, Stockton and Rorrington should be a Community Cluster.

**Question 2: Do you agree with the proposed number of new houses?**

The majority of respondents, 83% (10 out of 12) agreed with the target of approximately 25 houses. Two people felt that these should be spread amongst all the settlements. The Parish Council wished to see 25 houses spread evenly over the whole of the cluster area

**Question 3: Do you agree this should be met through windfall development and that there are no allocated sites?**

The majority of respondents, 90% (9 out of 10) agreed that new housing should be delivered through windfall rather than an allocated site. The Parish Council supported this as they felt it gives the necessary flexibility to build houses where they are required.

**Question 4: Should the settlements have development boundaries?**

The majority of respondents, 67% (6 out of 9) wanted the settlements to have development boundaries. However, the Parish Council does not want the settlements to have development boundaries, feeling these would restrict the ability for houses to be built where they are required.

**Alternative sites:** No potential new sites for allocation were proposed for the Brompton, Marton, Middleton, Priest Weston, Stockton and Rorrington Cluster

***Clunbury and Clungunford***

**Question 1: Do you agree that the settlements of Clunbury and Clungunford should be a Community Cluster?**

A substantial majority of respondents, 82% (9 out of 11) support the designation of Clunbury and Clungunford as a Community Cluster. The main reason for this is that the settlements play a functional role within the local area and development is required to meet local housing needs. However Clunbury Parish Council have comment that they do not wish to be part of the cluster and have ask Shropshire Council to remove Clunbury and designated it as countryside.

**Question 2: Do you agree with the proposed number of new houses?**

A substantial majority of respondents, 90% (9 out of 10) support the proposed housing target. However Clunbury Parish Council reiterated their position that Clunbury should be removed from the Cluster and identified as countryside for planning policy purposes.

**Question 3: Do you agree this should be met through windfall development and that there are no allocated sites?**

100% of respondents (9 out of 9) agree that the housing target should be met through windfall development. One additional comment was received, which stated that development should utilise brown field sites before greenfield and provide family homes.

**Question 4: Should the settlements have development boundaries?**

A small majority, 56 % (5 out of 9) stated that the settlements should have development boundaries. However, 33% of respondents (3 out of 9) stated they should not have development boundaries. The main reason for this is that avoiding development boundaries will allow for small scale development to come forward on site within and adjacent to the built up area, that are determine on their sustainability. Clunbury Parish Council reiterated that Clunbury should not be part of the Cluster and as such will not need a development boundary.

**Alternative Sites:**

1. Land at Clungunford Farm, could provide 3 phase development to include; 1) Top Yard (Phase 2)-New build dwelling on plot opposite Clungunford Farm House within the curtilage of the existing stone wall. Conversion of the existing Stables to provide two dwellings. 2) Bottom Yard (Phase 1 Gated Community)- New build construction of four 3 and 4 bedroom properties with reasonable garden with the emphasis on family occupancy complete with the possibility of a small unit for each property for cottage industry start up enterprises. This again within the existing stone wall curtilage. 3) Rear Yard (Phase 3) -Future development of more local family housing

***Hope, Bentlawnt and Shelve***

**Question 1: Do you agree that the settlements of Hope, Bentlawnt and Shelve should be a Community Cluster?**

The majority of respondents, 80% (8 out of 10) supported the designation of Hope, Bentlawnt and Shelve as a Community Cluster. One respondent commented that this would make the community more sustainable. The Parish Council felt that the whole parish ward should form a Community Cluster, not just the named settlements of Hope, Bentlawnt and Shelve. They also wanted each development site to be no more than 2 houses.

**Question 2: Do you agree with the proposed number of new houses?**

The majority of respondents, 80% (8 out of 10) agreed that around 15 should be the target figure for new houses. One person felt that the target should be 30. The Parish Council supported the target of 15.

**Question 3: Do you agree this should be met through windfall development and that there are no allocated sites?**

The majority of respondents, 78% (7 out of 9) agreed that new housing should be delivered through windfall development rather than allocated sites. Of those who disagreed, one person felt that allocating land gave more certainty for the community and another wanted land to be allocated in Bentlawnt. The Parish Council felt that windfall was the most appropriate mechanism for bringing forward new housing.

**Question 4: Should the settlements have development boundaries?**

The majority of respondents, 75% (6 out of 8) wanted the settlements to have development boundaries. There were no additional comments.

**Alternative sites:**

One new site in Bentlawnt – land opposite the village shop – was proposed for a new housing allocation.

***Snailbeach, Stiperstones and Pennerley***

**Question 1: Do you agree that the settlements of Snailbeach, Stiperstones and Pennerley should be a Community Cluster?**

The majority of respondents, 78% (7 out of 9) supported the designation of Snailbeach, Stiperstones and Pennerley as a Community Cluster. The Parish Council felt that the whole parish ward should form a Community Cluster, not just the named settlements of Snailbeach, Stiperstones and Pennerley. They also wanted each development site to be no more than 2 houses.

**Question 2: Do you agree with the proposed number of new houses?**

The majority of respondents, 89% (8 out of 9) agreed that approximately 15 should be the target figure for housing. The Parish Council also supported this target

**Question 3: Do you agree this should be met through windfall development and that there are no allocated sites?**

The majority of respondents, 88% (7 out of 8) agreed that new housing should be delivered through windfall rather than an allocated site. There were no additional comments.

**Question 4: Should the settlements have development boundaries?**

The majority of respondents, 71% (5 out of 7) felt that the settlements should have development boundaries. There were no additional comments.

**Alternative sites:**

No potential new sites for allocation were proposed for the Snailbeach, Stiperstones and Pennerley Cluster

***Wentnor and Norbury***

**Question 1: Do you agree that the settlements of Wentnor and Norbury should be a Community Cluster?**

The majority of respondents, 92% (11 out of 12) supported the designation of Wentnor and Norbury as a Community Cluster. There were no additional comments.

**Question 2: Do you agree with the proposed number of new houses?**

The majority of respondents, 67% (8 out of 12) agreed that approximately 25 should be the target figure for housing. Of these, one person felt that these should all be affordable.

**Question 3: Do you agree this should be met through windfall development and that there are no allocated sites?**

The majority of respondents, 90% (9 out of 10) agreed that new housing should be delivered through windfall rather than allocated sites. Again, one person commented that all new housing should be affordable.

**Question 4: Should the settlements have development boundaries?**

The majority of respondents, 60% (6 out of 10) felt that the settlements should have development boundaries. One person commented that any new buildings should be in keeping with the character of the local area.

**Alternative sites:**

No potential new sites for allocation were proposed for the Wentnor and Norbury Cluster.

## Bridgnorth Place Plan Area

### *Bridgnorth Town*

**Question 1: Do you think that the target of a further 598 houses for Bridgnorth by 2026 is appropriate?**

A significant majority of respondents (74%) are opposed to the target figure for Bridgnorth. Respondents raise concerns raised regarding overstretching of current levels of infrastructure and employment, and whether there is demand for this figure within the settlement given that current housing is not selling. Further queries have been raised as to the new target number of houses, which is in excess of the figure agreed with the town council and community members previously. Bridgnorth Civic Society, Tasley Parish Council and Pattingham & Patshull Parish Council also comment on a reduction on numbers, to 1000 total maximum. Pattingham and Patshull also stated a preferred maximum of 800 with affordable housing kept to a minimum and for locals only, while Bridgnorth Civic Society would prefer 500-1000 homes, with preference for the former figure.

However, a number of respondents have expressed desire for housing for local people, affordable housing, and some larger sized dwellings, phased to ensure the housing is sold before commencement of the next phase. Respondents commented on the environmental impact of the developments, especially on the green belt area around Tasley and the preferred options. A number of respondents also expressed concerns about the potential rise in crime rates from new housing.

**Question 2: Do you think that the target of a further 6 hectares of employment land to be provided in Bridgnorth by 2026 is appropriate? Please note that the allocation of 6 hectares of employment land in Bridgnorth reflects the need to stimulate additional local employment opportunities. This additional land will also compensate for the loss to retail development of some existing employment land at Chartwell Industrial Estate.**

Respondents were mixed (53% in favour) regarding the target of 6 ha for employment. Comments received indicate that portions of existing employment sites include vacant lots to be expanded. A number of respondents comment that there is insufficient need for further employment, citing unsold lots for a lack of demand. Though this is not unanimous, with respondents stating they would appreciate more employment for local people, and lower commuting rates.

Other respondents comment that they would prefer Bridgnorth to expand with a tourism industry in mind, with one commenter stating that prospects could be improved for town centre businesses. Issues are raised about the development into greenfield land towards Tasley, and whether this would set a precedent for development. Tasley Parish Council comments that it would prefer Bridgnorth to focus on its tourist industry, with new employment on vacant lots in the east of Bridgnorth. Bridgnorth Civic Society also comments that it would prefer vacant lots to have preference for development.

**Question 3: Do you think that the target of 1.5 hectares of land for commercial waste management to be provided in Bridgnorth by 2026 is appropriate (in accordance with the Waste Management Infrastructure Policy)?**

Respondents were mixed (49% in favour) regarding the target 1.5 ha for commercial waste management. A number of respondents comment that they feel current waste management facilities are sufficient for the area, or other facilities in the surrounding area are capable of meeting the increasing need. Additionally, the proximity of the proposed site to housing has



raised concerns related to smell and the inability for further expansion if necessary. Comments were also raised about the preference for increased recycling alternatives.

A small number of respondents commented that they did not feel as though the provided information was sufficient to make an informed judgment.

**Question 4: Do you agree that the land north of Wenlock Road BRID001/BRID020b/09 (8Ha of a 12Ha site) should be allocated for 200 houses? Please note that this would be part of a wider planned development with a new road access from the A458 and will include housing, employment land, sheltered accommodation and recreation space. The remaining 4 hectares would comprise local services and community facilities.**

A majority of respondents (73%) were against the proposed site allocation for housing. Respondents comments that there is insufficient need for more housing, including social housing, within Bridgnorth, with comments raised that infrastructure is currently lacking to support the proposed number of developments. However, contrasting points were raised regarding the need for lower priced housing for local people, together with increased employment within the town. Bridgnorth Civic Society writes that in line with their preferred number of dwellings, their aspirations are for 165 dwellings on this site.

Regarding the preferred site, a number of respondents are opposed to the relocation of the cattle market, including Bridgnorth Town Council, and Tasley Parish Council, citing the markets poor performance. The Environment Agency also caution about potential ground contamination from the market. Additionally, respondents were opposed to the development of the town to the North West towards Tasley, with concerns raised regarding building on greenfield sites. Astley Abbots Parish Council is concerned that development is creeping towards rural open countryside, which could affect farmland. As an alternative, respondents comment that existing brownfield and infill sites are preferable, and a number of alternative sites have been suggested.

**Questions 5: The remaining 4 hectares of site BRID001/BRID020b/09 will comprise local services and community facilities. Please use the space below to tell us what type of services/facilities you'd like built on the site.**

A number of respondents do not feel it is necessary for additional services within Bridgnorth, citing insufficient demand and infrastructure, together with general opposition towards development towards Tasley. In particular, a number of respondents do not feel it is necessary to expand the doctor's facility, warehouses, supermarkets or factory units.

Other respondents have provided examples of desired local services however, and include a convenience store, with separate petrol filling station; doctor's surgery; retail parks; schools and college facilities; increased leisure facilities for young people (children and teenagers) and the elderly; increased policing presence. Smaller scale proposals include studios for dance groups, rentable space for a martial arts club. Additionally comments indicate a need for a park and ride to aid current infrastructure, together with outdoor playing and sports fields to retain green areas to the north west of Bridgnorth.

Notable respondents include Tasley Parish Council, who comment that they would like to see a hotel, petrol station, convenience store, or office or tourist related development. They would not like to see further warehouses, supermarkets or factory units. Bridgnorth Civic Society comment that they would prefer community facilities, for youth activity, education, shops and religious worship as need demands.

**Questions 6: Do you agree that the land north of Church Lane BRID020b/09 (12.73Ha) should be allocated for 300 houses? Please note that this would be part of a wider**

**planned development with a new road access from the A458 and will include housing, employment land, local services, sheltered accommodation and recreation space.**

A significant majority of respondents (81%) are opposed to the proposed site and development, with a number of comments being against the development towards Tasley in the North West of Bridgnorth. Commenters are opposed the further building into greenfield sites located in this area. Respondents also comment that there is insufficient need for the proposed number of houses within Bridgnorth, or that the housing is better suited diluted across other sites in the town. Respondents in favour of the proposal note that additional housing is required for local young people as starter homes.

Other arguments raised include the stretching of current levels of infrastructure in the area, primarily a shortage of traffic infrastructure and too high a rate of growth within the town. Concerns raised about the impact on traffic in the area highlights a potential adverse effect on Church Lane which is currently favoured by pedestrians.

Astley Abbots Parish Council comment that this particular site would encroach the most onto open countryside and come close to their parish boundary. Bridgnorth Civic Society in light of their reviewed figures, suggest a revised sum of 250 homes.

**Question 7: Do you agree that site ELR011 (13Ha), being the land south of A458 opposite Wenlock Road, should be allocated for employment land? This site would provide 7 hectares for the relocation of the existing livestock market and 6 hectares of related employment use.**

A large number of respondents (74%) are opposed to the allocation of ELR011 as employment land, with comments expressing insufficient need for further employment land. Additionally, a number of respondents are opposed to development on Greenfield sites in the area, with land being available on current sites, such as Stanmore and Chartwell. Comments also indicate a lack of desire to relocate the livestock market.

Astley Abbots Parish Council comment that they do not desire to see development on the south side of the Bypass, and comment that the livestock market is modern and sufficient for needs. Bridgnorth Civic Society do not feel that the site is appropriate, due to exceptional landscape quality for walkers and leisure activities. Alternative suggestions include vacant lots on existing employment lots and the area on Stourbridge road near the aluminium factory.

**Questions 8: Do you agree that site W039 (1.5Ha), being land off the Old Worcester Road, should be allocated for commercial waste management?**

A majority of respondents (65%) are in favour of the allocation of W039 for commercial waste management, with comments indicating this as a preferred option due to previous use as waste site. However, one respondent queries whether the ground is suitable for this development as Veolia have previously rejected a development on this site. The Environment Agency comments that pre-existing ground contamination would have to be assessed prior to development. A small number of respondents would prefer the site be utilised as recycling management as opposed to landfill.

A small number of dissenting respondents raise concerns about the proximity of the site to nearby housing, and whether there is sufficient need for further waste management, especially if housing proposals do not go ahead.

**Question 9: Do you agree with the proposed Primary Shopping Area for Bridgnorth?**

A significant majority (86%) of respondents are in favour of the proposed primary shopping area, though there is confusion over the apparent lack of changes to the proposed area, with respondents expressing a desire for no change, yet disagreeing with the unchanged proposed area. Respondents do comment that there is need for a more diverse range of shops, with comments indicating both incentives for smaller retailers, and other for more big name stores.

A small number of respondents commented with proposed changes to the area, including an extension up to Northgate, proposed by Bridgnorth Civic Society, and concerns that Whitburn Street is not utilised beyond Meredith's Yard. A respondent also proposed a more significant alteration by suggesting that the both banks of the river could be utilised as shopping area to create a focal point for the town.

**Question 10: Do you agree with the proposed new development boundary for Bridgnorth? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

A large number of respondents (75%) are opposed to the proposed new development boundary, with comments indicating satisfaction with the current boundary. Primary comments indicate opposition to extension towards Tasley in the North West, with other comments opposing extension south of the bypass to the South West. Taken together, a number of respondents would like to see the A458 as the limit to development to avoid disfigured development. Other suggestions raised include the inclusion of Oldbury Wells, inclusion of up to Hook Farm Drive and the exclusion of encroachment into Astley Abbots Parish, raised by the Parish Council there. Bridgnorth Civic Society is opposed to extension of the boundary south west along the line of the bypass.

### **Other Comments**

Other comments raised by respondents include the ability for Bridgnorth to gain more control over local decisions and development. Respondents also feel as though there has been insufficient consultation with residents, with a number of residents feeling under informed about proposed developments. Other respondents indicate the desire for maintenance of local green space, including environmental considerations when developing sites.

### ***Ditton Priors***

**Question 11: Do you agree that Ditton Priors should be a Community Hub?**

A large majority of respondents (77%) are in favour of Ditton Priors being designated a community hub, provided local people and the parish council are in favour of this decision.

Additionally, a couple of respondents comment that Claverly should also be designated due to comparably better infrastructure and services.

**Question 12: Do you think that the target of a further 10-50 houses to be built in Ditton Priors by 2026 is appropriate?**

A majority of respondents (72%) are in favour of the target for 10-50 houses in Ditton Priors, though comments, including from Ditton Priors Parish Council, indicate a lower preference of 10-25 homes, in groups of 5-6.

**Question 13: Do you agree that site DITT005, being land opposite 6, Station Rd (0.4Ha), should be allocated for 12 houses in a sensitively designed, small-scale development?**



A majority of respondents (70%) are in favour of site DITT005 for 12 houses, though the Parish Council would prefer to see smaller groupings of 5-6. One respondent would prefer the housing for local residents, while one comments that the site is capable of further expansion to the South.

**Question 14: Do you agree with the development boundary for Ditton Priors? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

A majority of respondents (73%) are in favour of the proposed development boundary for Ditton Priors, with the Parish Council commenting it would reserve the right to ask for amendments in the future.

#### **Other Comments**

One respondent proposes an alternative site behind the School, providing access to the school and housing for Ditton Priors.

#### **Neenton**

**Question 15: Do you agree that Neenton should be a Community Cluster focussed on Neenton itself?**

A significant majority of respondents (81%) are in favour of Neenton being designated a community cluster, with one respondent suggesting Burwarton as a village to be included within the cluster.

**Question 16: We understand that the community do not want any other housing (except houses built on affordable exception sites) unless the development supports the aspiration of delivering a community-held public house. Do you agree that up to 5 open market and affordable houses should be built on the land around the public house to support it reopening in good order as a community-held public house?**

A significant majority of respondents (83%) are in favour of the allocation of 5 houses to aid in the reopening of the public house, however a couple of respondents comment that the community would still be too small to support a public house.

**Question 17: Do you agree with the development boundary for Neenton? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

A large majority of respondents (79%) are in favour of the proposed development boundary for Neenton.

#### **Other Comments**

English Heritage have commented that NEE001 located within the conservation area requires sensitive and high quality design.

### ***Countryside Areas in Bridgnorth Place Plan Area***

#### **Question 18: Do you agree that the settlements of Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett should be a Community Cluster?**

A large majority of respondents (74%) are in favour of the listed settlements being designated a community cluster. One respondent comments that Acton Round and Upton Crescent both have insufficient access while another comments that while Morville has sufficient infrastructure, the other suggested settlements appear to be of little value and an evidence base to justify their inclusion is needed.

#### **Question 19: Do you think that the level of development over the period to 2026 for these settlements, i.e. a limited amount of low-cost housing for local families to be built on infill sites, is appropriate?**

A large majority of respondents (77%) are in favour of the suggested development level, though some respondents indicate a preference for the housing to be for local and young people.

### ***Bridgwalton***

#### **Question 20: Do you agree that an extension to the existing quarry at Bridgwalton Farm should be a preferred option for mineral extraction?**

A small majority of respondents (64% of 39 respondents) are in favour of the extension to the existing quarry at Bridgwalton Farm, with comments indicating that the extension would need to be mindful of environmental impact, including effect on water course. One respondent commented that figures suggested that the proposed Bridgwalton sites would be preferable to the Morville alternative. Other comments raised noted the impact of the existing quarry's traffic on local highway infrastructure, with further extension causing worry. A further comment suggests that the quarry should have a limited lifespan of 3 years, and should include measures to control potential noise, light and visual pollution impacts on the residents of Underton.

Morville PC are concerned that the area is taking a disproportionate amount of the extra mineral working capacity required in the Plan. They are also concerned that existing mineral sites have not delivered promised investment in highway improvements or restoration outcomes and that expectations regarding the cessation of further mineral extraction have proved to be misleading. The PC is not confident that sufficient control exists to ensure workings from the two proposed extensions do not happen concurrently. Although some local support for the extension of local quarries was expressed at a previous meeting, the overwhelming view of parishioners is they do not wish the PC to support any additional mineral extraction.

### ***Morville***

#### **Question 21: Do you agree that an extension to the existing site at Morville Quarry (which would open later in the Plan period, which ends in 2026, to limit the impact of these two sites being open at the same time) should be a preferred option for mineral extraction?**

Responses were mixed (53% of 43 respondents against) to the proposed Morville Quarry extension, with concerns raised about environmental issues, including landscape impact, loss of agricultural land, light, noise, vibration and dust pollution on nearby residents, and insufficient road capacity to handle additional quarry traffic. Respondents note that the site

was previously rejected following comparison with alternative sites during preparation of the current Minerals Plan in 1997. There are also concerns about the track record of the proposed operator with respect to the restoration of the existing site. By contrast, the site promoter argues that the working of the quarry should not be delayed (to avoid concurrent working with Bridgwalton Quarry), and states that the site is justified in having a higher sustainability rating than currently stated. Tasley Parish council are opposed to the development due to the impact on the parish area. Morville PC do not support additional mineral working for the reasons set out under 'Bridgwalton' above.

### ***Cannebuff***

#### **Question 22: Do you agree that a new site at Cannebuff should be a preferred option for mineral extraction?**

A large majority of respondents (73% of 62 respondents) are opposed to the Cannebuff material extraction site, with a large number of comments relating to the impact of noise, light and dust pollution on the nearby residents. The adverse impact of the site on the area's wildlife and green spaces with regard to the increase of pollution was commented upon. Additional concerns were raised relating to the creation of bore holes for usage within the quarry and the effect this would have on the water table and aquifer. A large number of comments were received in relation to the nearby access road, which is already known to be dangerous, with fears increased traffic load would increase accident rates. Some respondents raised concerns about a potential increase in crime rates in the area due to the risk of theft from the quarry. Following the quarry's use, respondents queried the meaning of "inert backfill" and the use of the quarry as landfill.

Pattingham and Patshull Council are opposed to the development for reasons listed above. Claverley Parish Council has responded with uncertainty to the proposal, with a decision delayed until further information is made available, though they acknowledge the concerns raised above.

### **Alternative Sites**

Respondents have raised a number of alternative sites through the consultation process, and include:

- Stanmore for Employment use.
- Oldbury Grove Lane, for 2+ dwellings.
- Land West of Church Road, for accommodation.
- Land at Race Course farm, between BRID020a/BRID020b.
- Field site to North West of Hilton House, Hilton, for housing.
- Site south of Eardington, for Leisure or Tourist use.
- Wackley Lodge, Cockshutt, as sand and gravel works.
- Land behind school at Ditton Priors, as housing.
- N.C.O. Married quarters at the Hobbins, for housing.
- BRID028 for housing.
- BRID032 for housing.
- BRID029-031 for later phased housing.
- South East 50% portion of BRID020a for housing.
- Land to the West of Tasley for high quality housing.
- Land bounded by A442, Daddlebrook Road and AVL006 for social club and 100% affordable housing.
- Land south of Kidderminster A442 for 100% affordable housing.
- Hobbins/Stanmore for housing development into village settlement.
- BRID020b/09 extended to Hook Farm Drive for green belt boundary.

- Land near Stourbridge Road, Brownfield.

**Other Comments**

One respondent comments that the Parish of Worfield and Rudge including Hilton should be considered as a cluster. Worfield and Rudge Parish Council comments that houses will not be affordable for local demographic, and that CIL will provoke over provision of housing. Another respondent comments that Claverly should be considered in place of Ditton Priors due to superior services; additionally, Oldbury and Cross Lane Head should be considered as a cluster centred on Bridgnorth due to service interaction.

## Broseley Place Plan Area

### *Broseley Town*

**Question 1: Do you think that the target of 0 houses to be built in Broseley by 2026 (over and above those already committed and the balance/windfall to come forward of 36 houses) is appropriate?**

The majority of interested parties have stated that the current target of no housing allocations (above those already committed and a windfall allowance of 36 homes) is insufficient to cater to Broseley's needs. Primary concerns are that without sufficient development the sustainability of Broseley as a market town will be in question. These concerns relate to the survivability of retail outlets and delivery of infrastructure, utilising the Community Infrastructure Levy that accompanies development. Other concerns raised include the provision of 36 houses as a shortfall to be insufficient to meet the priority for affordable housing in Broseley.

A number of respondents consider that Broseley is reliant too heavily on windfall with insufficient housing allocations planned and will not deliver sufficient affordable housing or open market homes over the time period.

Some commenters argue that Broseley would benefit from organic and incremental growth to its development boundaries, promoting small plots and consolidation of the settlement over creating a significant impact upon density in a single move. A dissenter voices a similar opinion and argues that Broseley cannot accommodate 36 additional houses as infill within the current development boundaries.

**Question 2: Do you think that the target of 2 hectares of employment land to be provided in Broseley by 2026 is appropriate?**

The majority of responses from interested parties are in favour of the proposed target of 2 hectares. However, a consenting party writes that despite the 2 hectare proposal being adequate, it should not disrupt any further proposals for other, possibly smaller, sites within or on the edge of the development boundary, and that to take the proposed site forward will require a 'significant investment' in infrastructure that is necessary before any land can be properly utilised.

The dissenting parties state that their concerns about the proposed target of employment land stem from inadequate infrastructure and road access to support additional industrial traffic, especially at the proposed site.

**Question 3: Do you agree that site ELR016 (2Ha of a larger 5Ha site), being land between Coalport Road and Rough Lane, should be allocated for employment land? Please note that only 2 hectares of this 5 hectare site would be developed, leaving the remaining 3 hectares being allocated as a buffer to adjacent housing.**

Responses via survey monkey (9/15) are in favour of the proposed site (ELR016), though favourable responses include a disclaimer that the site is the most appropriate out of the options available, though they do not recommend industrial development due to large traffic loads. A large proportion of written responses are in disagreement with the proposed site, which including the survey results, include comments that largely dispute the availability of access to the site, which is primarily past a primary school which already has problems with traffic and parking loads. These issues lead onto a raised concern of child safety around the primary school. One commenter believes that the site includes subsidence issues due to

mining, and development would disrupt flora and fauna contributing to green field conservation in addition to previous comments.

A large amount of comments raised alternative sites for consideration, including BROS007; a site off Avenue Road; an extension to Cherrybrook Housing Estate; and a site off Ironbridge Road by the Cemetery.

**Question 4: Do you agree with the proposed new development boundary for Broseley? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

The majority of commenters disagree with the proposed new development boundary for Broseley (14/17), and a large proportion of commenters write that they believe the boundary should be extended in a minor way around the town to include small undisclosed sites on the periphery of the town that would suit small self-build projects. One submitted comment designates a small plot of land on Hilltop to the west of the town to be included within the development boundary as potential for residential development.

Other potential routes of expansion include the township of Jackfield to the North East of the town, extending the development boundary from Ironbridge Road to Chapel Lane by the river. This would provide better consistency between those parts of Jackfield that lie within Shropshire Council's area and those that lie in Telford & Wrekin Council's area. A submitted plan in support of this boundary alteration also includes areas designated for potential employment development and areas to be designated as 'valued green space'.

**Question 5: Alternative sites. Please use this section to suggest any alternative sites in the Place Plan area you think we should consider instead. If you are suggesting a site we have already considered and rejected, please use the relevant reference number. If you are suggesting a new site, please indicate where it is, e.g. land south of the High Street. For all sites please tell us why you think it should be allocated, and for what type of use e.g. housing or employment land.**

Due to a large amount of comments against the proposed site (ELR016), a number of alternative sites have been proposed around Broseley, though many are on behalf of landowners with interest in these proposed areas.

A complete list of included sites includes the area of Jackfield; the area east and west of Ironbridge road, south east of Avenue Road; South of Pound Lane; North Coalport road (proposed residential areas opposite the proposed employment site ELO016); areas to the west and east of Dark Lane; the area west and south west of Mill Lane; Barrett's Hill, BROS23a/09; west of Cape Street; west of Bridge road (BROS007); an area adjacent to Little Gables, TF125QZ; north west of the development boundary; and the area east of Cherrybrook Drive.

**Other Issues:**

The Environment Agency stated that the issues of potential ground contamination and land stability have been recognised.



## Church Stretton Place Plan Area

### *Church Stretton Town*

#### **Question 1: Do you think that the target of a further 147 houses to be built in Church Stretton by 2026 is appropriate?**

The majority of respondents to this question, 78%, (286 out of 367), did not support the target of a further 147 houses for Church Stretton. The main concern was that the town's existing infrastructure would not be able to support this level of growth. Comments relating to the road system, car parking and road safety were the most common, along with insufficient capacity at the medical centre. Respondents also felt that the target was too high and that the need for new housing had not been demonstrated. Many people expressed the opinion that development would have an adverse effect on the Shropshire Hills Area of Outstanding Natural Beauty (AONB), on the environment or on views. Where there was support for new housing, this was mostly on the basis that it was affordable.

Eaton-under-Heyward and Hope Bowdler Parish Council did not support the target, on the basis that the need was not identified, existing houses are not selling and there is insufficient infrastructure capacity.

Church Stretton Town Council (6<sup>th</sup> August 2012) did not want any increase in housing numbers from those already built or committed by 2011.

#### **Question 2: Do you think that the target of 1 hectare of employment land should be provided in Church Stretton (on site CSTR0014 or CSTR0018) by 2026?**

The majority of respondents, 66% (210 out of 320) did not support the provision of employment land on the sites near the secondary school. The main issue was a perceived lack of need with empty units in the town centre being cited as evidence. Also of concern was the potential negative impact on the environment, particularly visual amenity, landscape character and the Shropshire Hills AONB. Many respondents felt that new employment land should be concentrated in Craven Arms and that the focus for the economy within Church Stretton should be on the tourism industry.

Church Stretton Town Council (6<sup>th</sup> August 2012) did not support the proposed allocation of either site for employment. This was re-iterated in their response of 26<sup>th</sup> February.

#### **Question 3: Do you agree that site CSTR0014 (5.53 hectares), being land adjacent to Church Stretton school, should be allocated for a maximum of 90 houses? Please note that the site may be developed after 2016 for low density housing, or employment land, or replacement school playing fields, depending on the nature of development on the school playing fields (site CSTR0018). In addition, 1.2 ha of the site will be set aside as a habitat corridor.**

The majority of respondents, 58% (201 out of 347) did not support the allocation of the land behind the secondary school for housing. Of these, many felt that the growth target for the town was too high or that the existing infrastructure would not be able to cope, particularly the road network at school picking up/dropping off times. Concern was also expressed about the impact on the AONB and visual amenity. Of those who supported housing on this site, the majority preferred it to other sites in the town.

The Environment Agency stated that the site would need a Flood Risk Assessment. English Heritage supported the need for development to address any potential impacts on the setting of the Conservation Area.

Church Stretton Town Council (6<sup>th</sup> August 2012) did not support the allocation of this site. In their response of 26<sup>th</sup> February 2012 they stated that they supported the upgrade of sporting and other facilities on this site but wanted any housing development to address the concerns of local residents as far as possible. These concerns are: loss of visual amenity; traffic flow on Shrewsbury Road; possible contamination of boreholes; encroachment on the town boundary and loss of open space between Church Stretton and All Stretton.

**Question 4; Do you agree that site CSTR0018 (2.19 hectares), being the school playing fields on Shrewsbury Road, should be allocated for a maximum of 45 houses? Please note that the site may be developed after 2016 for low density housing, or employment land, or retained as a school playing field, depending on the nature of development on land adjacent to Church Stretton School (site CSTR0014).**

The majority of respondents, 68% (212 out of 311) did not support the allocation of the school playing fields for housing (with replacement facilities behind the school). Many were concerned about the impact on visual amenity or felt that the site should remain as rugby pitches. Respondents commented that the existing infrastructure was not sufficient (especially with the potential for increased traffic around the school) and the issues of the overall need for housing in the town and potential adverse impact on the AONB were raised again. Of those who supported the allocation, most preferred this site to the other options available. Other respondents were prepared to support housing on the site provided that the school received replacement facilities.

Eaton-under-Heyward and Hope Bowdler Parish Council did not support housing on this site. English Heritage supported the need for development to address any potential impacts on the setting of the Conservation Area.

Church Stretton Town Council (6<sup>th</sup> August 2012) did not support the allocation of this site. However, in their response dated 26<sup>th</sup> February 2012 they asked that any housing development accommodate the concerns of local residents as far as possible (see answer to question 3 above for the nature of these concerns).

**Question 5: Do you agree that site CSTR0020 (4.24 hectares), being land at Snatchfield Farm on Snatchers Lane, should be allocated for a maximum of 85 houses? Please note that the site may be developed after 2016 for low density housing and any development would need to ensure that the route of the Jack Mytton Way is maintained.**

The majority, 82%, (259 out of 316) respondents did not support the allocation of CSTR0020 (Snatchfields) for housing. Access from Clive Avenue/Chelmick Drive was the main issue but people were also concerned about the loss of green space. The impact on the AONB and insufficient infrastructure were mentioned along with a loss of footpaths and a consequent negative impact on tourism. Many respondents also felt that since the site had been turned down for development in 1986 it should not be built on now.

Eaton-under-Heyward and Hope Bowdler Parish Council did not support housing on this site, feeling that this part of the town is already over developed and that housing here would intrude into attractive countryside as well as being highly visible from the town. The Environment Agency commented that surface water would need to be managed carefully.



Church Stretton Town Council (6<sup>th</sup> August 2012) did not support the allocation of this site. This was confirmed in their response of 26<sup>th</sup> February 2012.

**Question 6: Do you agree with the proposed new development boundary for Church Stretton? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

The majority of respondents, 65% (154 out of 238) either didn't agree with the proposed new development boundary or wanted to keep it as it is now. The main issue was the impact on the Shropshire Hills AONB but many respondents questioned the need for development or did not want to see green fields developed (particularly the gap between All Stretton and Church Stretton). Others were concerned about an adverse effect on tourism.

**Question 7. Please use this section to suggest any alternative sites in the Place Plan area you think we should consider instead.**

In responding to this question, people listed the sites in Church Stretton that they felt could be developed instead of the preferred options. Of these, CSTR027/09 (land off Cwms Lane) received the most support for housing with 41% (23 out of 56) of the comments. The combined site of CSTR019/CSTR022 (The Leasowes) was also felt to be acceptable. CSTR013 (south of Churchway Business Centre) was proposed as an alternative to sites CSTR014/018 for employment.

In their response of 26<sup>th</sup> February 2013 Church Stretton Town Council suggested that the following sites would be suitable for housing; CSTR012 (the Wetlands); CSTR016 and CSTR024 (both off Burway Road); CSTR019/CSTR022 and CSTR028 (Land at Woodbank House). They also supported the use of CSTR013 for employment.

## Cleobury Mortimer Place Plan Area

### *Cleobury Mortimer Town*

#### **1. Do you think that the target of a further 88 houses to be built in Cleobury Mortimer by 2026 is appropriate?**

The majority of respondents (57% 21/37) disagreed with the proposed housing figures for Cleobury Mortimer with the majority of those who commented suggesting that the figure should be lower. A number of respondents raised concerns that there is a lack of infrastructure to support new housing development. Impacts on the surrounding road network, considered to be poor, and the lack of public transport were particularly highlighted as issues that should limit the amount of future development in Cleobury. The comments raise concerns over the lack of employment opportunities in the town and the potential increase in out-commuting for employment elsewhere. Many comments related to concerns about the number of recent housing developments, their impact on the character of Cleobury, and the fact that many new houses built recently have not been taken by residents local to the area.

#### **2. Do you think that the target of 1 hectare of employment land to be provided in Cleobury Mortimer by 2026 is appropriate?**

The majority of respondents (64% 21/37) supported the provision of 1 ha of employment land within Cleobury Mortimer recognising the importance of enabling additional employment opportunities. Many respondents, although supportive of identifying this level of employment land, were concerned about being able to attract employers into the town and the loss of employment land within Cleobury experienced in recent years (especially at the Mullers England site). The majority of those suggesting a lower target were concerned about protecting the environmental qualities of the town with some comments suggesting that there should be no further industrial development in Cleobury.

#### **3. Do you agree that site CMO002, being land on Tenbury Road (1.12Ha) should be allocated for 28 houses?**

The majority of respondents (64% 12/33) responded negatively to this site primarily on concerns regarding the principle of any new housing being built in Cleobury Mortimer at all (due to lack of employment opportunities, poor infrastructure and services, impact on character of Cleobury) rather than any specific concerns with the site itself. Some respondents raised concerns over the increase in traffic through the town centre. A couple of responses highlight concerns over the density of the site. The Environment Agency highlighted that careful consideration needs to be given regarding run off from sites in the area.

#### **4. Do you agree that site CMO005, being land on Tenbury Road (0.57Ha) should be allocated for 10 houses?**

A small majority of respondents (54% 19/35) supported the identification of the site. The majority of those who commented negatively were primarily based on concerns regarding the principle of any new housing being built in Cleobury Mortimer at all (traffic issues in particular were raised) rather than any specific concerns with the site itself. The Environment Agency highlighted that careful consideration needs to be given regarding run off from the sites in this area.

**5. Do you agree that land adjacent to Cleobury Mortimer Industrial Estate on Tenbury Road (0.7Ha), should be allocated for employment land?**

The majority of respondents (74% 25/34) supported the identification of this site for employment uses. Some concerns were raised about being able to attract businesses to the site. Of those who commented negatively they raised a general concern about not wanting further industrial estates/units in Cleobury Mortimer. Another comment suggested use of other sites within the town for employment (Precision engineering sites and SHW containers) as preferable to using this greenfield site.

**6. Do you agree that land at the former JAG Glazing site (0.5Ha), should be allocated for employment land?**

The majority of responses (83% 24/29) supported the inclusion of this site in the SAMDev for employment uses. Some concerns were raised by those who responded positively about being able to attract businesses to the site. Of those who commented negatively they raised a general concern about not wanting further industrial estates/units in Cleobury Mortimer. In addition the EA highlighted that there may be potential contaminated land issues. The landowner objected to the inclusion of the site due to the lack viability of re using the site for employment uses and has submitted a planning application for residential development.

**7. Do you agree with the proposed new development boundary for Cleobury Mortimer? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

The majority of respondents (66% 20/30) agreed with the development boundary as proposed in the consultation document. There were some general concerns about the growth of the town in relation to changes to the boundary but overall responses highlighted that it was important to ensure that the boundary is drawn so as to keep Cleobury Mortimer at a similar size in the future.

**Alternative sites:**

Responses highlighted two sites in Cleobury Mortimer. The first site put forward is for a care home at Precision Engineering. This is a site that is already subject to pre application advice and the comment received suggests an application is forthcoming. This site is within the current development and the uses proposed would be compatible with the role and function of Cleobury Mortimer as a key centre. Another site was put forward to the east of Cleobury Mortimer at Townsend.

***DODDINGTON AND HOPTON WAFERS***

**8. Do you agree that the villages of Hopton Wafers and Doddington should be a Community Cluster?**

The majority of responses (55% 12/22) supported the inclusion of Hopton Wafers and Doddington as a Community Cluster. Some comments against the naming of the community cluster raised concern that the school is now closed in Hopton Wafers and there is a general lack of services between the two settlements. The EA made a general point in relation to non-mains drainage although reflected that the level of development envisaged is relatively small scale.

**9. Do you think that the growth target of about 8-12 houses is appropriate?**

The majority of respondents (64% 14/22) did not think the growth target for housing development was appropriate. One comment supporting the number of dwellings stated it was the right amount of housing and it was important that new housings are appropriate in scale and not just large dwellings. One of the comments against the growth target raised a general concern that the school is now closed in Hopton Wafers and there is a general lack of services between the two settlements.

**10. Do you agree that no development boundary should be identified for Hopton Wafers and Doddington?**

A slight majority (53% 9/17) agreed that there should not be a development boundary for Doddington and Hopton Wafers. Of those that answered 'no' one comment considered that there should be a development boundary due to fears that there will be a coalescence of settlements within the area whilst the need to protect the countryside was also raised as a concern.

**NEEN SAVAGE**

**11. Do you agree that the settlements of Neen Savage, Baveney Wood, Papermill, Stepple, Barbrook, Detton, Wall Town, and Stonehouse should be a Community Cluster?**

The overwhelming majority of respondents (95% 132/139) did not agree with the naming of the Community Cluster. Neen Savage Parish Council put forward a response seeking to remove the naming of Community Clusters. Those disagreeing with the Community Cluster felt this would have an impact on the rural character of the parish, and there was a general lack of infrastructure, services and facilities to support new development and therefore it could not be considered sustainable development. The roman archaeology around Wall Town was also raised a potential issue. The majority of respondents link themselves to local action group COPAG which seeks to retain a countryside designation. Of those that supported the naming of the Community Cluster comments related to allowing development to continue the sensitive growth of the hamlets as seen in the past, and a recognition that sensitive new development would not be inappropriate as they are areas of existing development. The Environment Agency raised a general concern with the lack of mains drainage within the area although recognised the low level of development expected.

**12. Do you think that the growth target of about 8-12 houses is appropriate?**

The overwhelming majority of responses disagreed with the proposed housing target (92% 123/134) for the Community Cluster. Of those that disagreed some comments suggested that a lower figure was more acceptable rather than a range. The majority of responses felt that no new housing development should take place within the parish. The majority of respondents link themselves to local action group COPAG which seeks to retain a countryside designation. The lack need for new development was raised as an issue. The lack of services was also raised as an issue as in the previous question. Other comments related the potential type of housing and whether it relates to conversions or new build. Those supporting the figure suggested that the number was comparable to past trends and therefore not unreasonable. The past trends of barn conversion to residential use is unlikely to continue so some single plots new build is needed.

**13. Do you agree that no development boundary should be identified for Neen Savage, Baveney Wood, Papermill, Stepple, Barbrook, Detton, Wall Town, and Stonehouse?**

The majority of responses (53% 25/47) agreed that there should be no development boundary. Many of the responses reiterated that there was no need for a development boundary because they did not wish any new development to take place. The majority of respondents link themselves to local action group COPAG which seeks to retain a countryside designation. The issues of lack of services and infrastructure were again highlighted by a number of respondents. A comment in support of no boundary being identified suggested that the proposals were for single plot development as infill and therefore development boundary was not needed.

***ORETON, FARLOW and HILL HOUSES***

**14. Do you agree that the settlements of Oretton, Farlow and Hill Houses should be a Community Cluster?**

A slight majority of respondents (52% 10/19) disagreed with the identification of Farlow, Oretton and Hill Houses as a Community Cluster. Comments against the naming of the Community Cluster said the settlements were remote with poor access. Farlow Parish Council reiterated their support for the identification of the Community Cluster. One comment suggested that Farlow should not be included in the Community Cluster but Oretton and Hill Houses should still be as they have more existing development. The Environment Agency raised a general concern about development in the rural area where there is primarily non-mains drainage although they recognise the level of expected development is low.

**15. Do you think that the growth target of about 8-12 houses is appropriate?**

A slight majority of respondents agreed with the proposed target (56% 10/18) for the Community Cluster. One response highlighted that there is a level of existing development and some level of facilities within the potential Community Cluster and the level proposed would not be out of character. Another respondent suggested that a lower figure might be appropriate due to the small size of the settlements.

**16. Do you agree with the development boundary for Oretton? If you'd like to submit a revised proposal by email, please click here**

The majority of responses (62% 10/16) agreed with the development boundary. Farlow Parish Council stated that they feel the boundary from the former Local Plan is no longer considered to be relevant for the settlement. General comments were received in relation to keeping the area as countryside with no new development. One respondent suggested that all plots of land should be considered potentially suitable if people want to build on their own land and proposed not having a boundary.

**17. Do you agree with the development boundary for Farlow? If you'd like to submit a revised proposal by email, please click here**

The majority of responses (62% 10/16) agreed with the development boundary. Farlow Parish Council stated that they feel the boundary from the former Local Plan is no longer considered to be relevant for the settlement. General comments were received in relation to keeping the area as countryside with no new development. One respondent suggested that all plots of land should be considered potentially suitable if people want to build on their own land and proposed not having a boundary.

**18. Do you agree that no development boundary should be identified for Hill Houses?**

The responses were evenly split with regards to this question (14/14). A couple of respondents suggested that Hill Houses is not suitable for any new housing development. Farlow Parish Council commented generally on development boundaries not being applicable in their view although there was not a boundary in the previous Local Plan.

**SILVINGTON**

**19. Do you agree that the settlements of Silvington, Bromdon and Loughton should be a Community Cluster?**

Overall there were slight majority against the naming of these settlements as a Community Cluster (53% 8/15). The Environment Agency raised general concerns regarding these settlements being on non-mains drainage although they recognise that there are low potential housing growth figures. Of those against the naming of the Community Cluster a couple of responses highlighted the small nature of the settlements and accessibility issues in the winter due to poor road conditions.

**20. Do you think that the growth target of about 8-12 houses is appropriate?**

The majority of respondents (60% 9/15) disagreed with the potential housing target for the Community Cluster. One respondent highlighted the need to have appropriate sized houses and no larger houses. Another suggested that all plots of land should be considered potentially suitable if people want to build on their own land and proposed not having a boundary.

**21. Do you agree that no development boundary should be identified for Silvington, Bromdon and Loughton?**

A majority of respondents agreed with no development boundary (62% 8/13). Comments related to the desire for no new development at all within the Community Cluster.

**STOTTESDON**

**22. Do you agree that the settlements of Stottesdon, Chorley and Bagginswood should be a Community Cluster?**

The number of respondents who agreed and disagreed with the question was the same (10/10). Of those in support of naming the Community Cluster a number of respondents recognise that there a range of facilities and services across the settlements including school, shop and pub. A couple of respondents suggested that Bagginswood, and in one case Chorley, should not be part of the Community Cluster as Stottesdon is a bigger settlement where the services/facilities are primarily located. The Environment Agency raised general concerns regarding settlements being on non-mains drainage although they recognise that there are low potential housing growth figures.

**23. Do you think that the growth target of about 8-12 houses is appropriate?**



A slight majority of respondents (55% 11/20) agreed with the potential growth figure. One respondent felt that there are the existing facilities to help support some new development whilst another suggested that new development would potentially help those people wishing to move back to the area who might have left due to lack of appropriate existing housing stock.

**24. Do you agree with the development boundary for Stottesdon?**

The majority of respondents (69% 11/16) agreed with the inclusion of the proposed development boundary for Stottesdon. Maintaining the rural nature of the area was highlighted as a concern.

**25. Do you agree that no development boundary should be identified for Chorley?**

A slight majority of respondents (53% 8/15) agreed that there should not be a development boundary for Chorley. There was concern from one respondent that no boundary would lead to the potential for greenfield sites to be developed. Another respondent highlighted that a boundary should be in place although each case should be judged on its merits.

**26. Do you agree that no development boundary should be identified for Bagginswood?**

The majority of respondents (60% 9/15) agreed that no development boundary should be drawn for Bagginswood. One respondent raised concerns about protecting Bagginswood as a rural area. Another respondent highlighted that a boundary should be in place although each case should be judged on its merits. Comments were also received relating to having no development within Bagginswood at all.

**Alternative sites in the Place Plan area you think we should consider instead.**

With regards to alternative sites, although no site promoters suggested alternatives within the Community Cluster settlements. Some comments suggested possible expansion of uses at existing Old Station Business Park, Neen Savage. Other comments focussed on more general concerns about having no new development in general.

## Craven Arms Place Plan Area

### *Craven Arms Town*

#### **Question 1: Do you think that the target of a further 410 houses to be built in Craven Arms by 2026 is appropriate?**

Out of the 59 respondents, 27 (46%) support the proposed housing target, whilst 29 (49%) object. The main reason for supporting the housing target was the understanding that growth is required to meet the local need for housing and encourage economic growth. A few respondents even commented that a higher target would be more appropriate to facilitate this. Some respondents also stated that they would support the housing target providing that provision was made for new educational and medical facilities; development would provide high levels of affordable housing to meet an identified need; development would lead to the enhancement of the character and appearance of the town and that off street parking was provided in all new development. A few respondents also stated that more employment was needed in the area, before additional houses should be developed. On the other hand, a number of respondents (29 out of 59 (49%)) objected to the housing target, due largely to the negative impact on the character and appearance of the town and the lack of current employment opportunities. Other reasons for objecting included; the lack of suitable infrastructure able to cope with additional housing; the impact on the road network which is already dangerous; the impact on the existing flooding issues; the lack of justification for the housing target and the fact that the target for Craven Arms seems disproportionate when compared to other towns in the country.

#### **Question 2: Do you think that the target of a further 8 hectares of employment land to be provided in Craven Arms by 2026 is appropriate?**

Out of the 48 respondents, a large majority (34 out of 48 (71%)) supported the employment target, largely due to the need for employment in the area. One respondent also stated that Craven Arms is suitable for expansion and that employment in the area will prevent commuting. CPRE supports the target for employment land; however they commented that any employment land should be located near to the existing industrial area. A few respondents also commented that employment should be retained for local people and the release of employment land should be linked to housing development. On the other hand, 14 respondents (29%) objected to the proposed employment target. The main reason for this was due to their objection to the preferred option site ELR053, rather than employment land in general. However a few respondents argued that the current employment sites are not fully utilised and further development will result in the loss of greenspace and have a negative impact on the character and appearance of the town. One respondent also raised concern that allocated land for employment does not mean that businesses will come to the area.

#### **Question 3: Do you agree that the reserve employment land north of Long Lane should be allocated for employment use as Phase 2 of Long Lane Industrial Estate for 2009 to 2026?**

Out of the 49 respondents, a substantial majority (43 out of 49 (88%)) support the allocation of the reserved site, as it has a good access and would make a logical extension to the existing employment land. This is support by CPRE, who favour development near to the existing industrial area. A number of respondents (6), including Wistanstow Parish Council, stated that this site should replace the preferred option site at Newington Farm (ELR053), for the relocation of the abattoir. A few respondents again stated that employment should be retained for local people. However 6 respondents (12%) objected to the sites inclusion, largely due to the inadequate road network, which they stated was too narrow and dangerous to accommodate further traffic. One respondent also stated that development of



this site would result in a spread of Craven Arms into Wistanstow Parish, and that employment sites should be retained in Craven Arms itself.

**Question 4: Do you agree that site CRAV003, being land north of Greenfield Road, should be allocated for 200 houses?**

Out of the 52 respondents, a small majority (29 out of 52 (56%)) objected to the allocation of this site. The two main reasons for objecting related to the existing flooding issues on the site and in the surrounding area and the traffic safety implications of additional traffic flow on an inadequate road network which is narrow and has limited visibility. Other general reasons included; negative impact on the character and appearance of the area; lack of employment opportunities; lack of infrastructure; loss of open greenspace. One respondent also stated that they objected to the widening of Watling Street as this will result in a loss of trees and impact on the character of the street. However 20 respondents (38%) supported the inclusion of the site as it is a good central location. The Highways Agency also confirmed that the additional pressure will not cause any severe implications for safety or free flow on the A49. A few respondents stated that they would support the allocation of the site providing that development; allow for provision of a new school; did not impact existing trees and provided sufficient road improvements. One respondent stated that a lower number of housing on the site would be more appropriate and overcome some of the issues raised. Whilst another stated that this site should be allocated for employment use instead of ELR053.

**Question 5: Do you agree that site CRAV009, being laid off Brook Road, should be allocated for 35 houses, with an access provided from the adjoining site CRAV003?**

Out of the 49 respondents, the majority (31 out of 49 (63%)) support the allocation of the site. One respondent stated that this site is a logical infill site for housing. The Highways Agency confirmed that the additional pressure will not cause any severe implications for safety or free flow on the A49. A few respondents stated that they would support the site providing that; access was through Brook Road and it was development in isolation and not in connection with CRAV003. However 17 respondents (35%) objected to the allocation of the site. The main reasons for this was traffic safety implications and the inadequate road network and the potential impact on the existing flooding issues in the area. Other reasons for objecting to the sites allocation included; negative impact on residential amenity; lack of employment opportunities and the lack of infrastructure and its ability to cope with additional houses.

**Question 6: Do you agree that site CRAV009 should provide a pedestrian and cycling link into the adjoining Long Lane Industrial Estate?**

Out of the 41 respondents, a substantial majority (35 out of 41 (85%)) agree that a pedestrian and cycle link should be provided as it will provide a safer route from this side of the town and encourage people to not use their cars. Some respondents comment that provision of foot and cycle routes/ links are essential and should be promote across the town.

**Question 7: Do you agree that site CRAV004, being land at Watling Street/Clun Road, should be allocated for 35 houses?**

Out of the 51 respondents, a small majority (30 out of 51 (59%)) support with the allocation of this site. The Highway Agency confirmed that the additional pressure will not cause any severe implications for safety or free flow on the A49. Some respondents stated that they would support the allocation of the site provided that; it includes local affordable housing; an appropriate access is achieved; development is in keeping with the surrounding development and providing an acceptable plan for the care home site has been agreed. However, 17 respondents (33%) objected to the allocation of the site, largely due to the inadequate road network, which is currently dangerous and unsafe due to limited visibility. Other site specific concerns raised included the increase in flooding events and an objection to the widening of Watling Street, which will result in loss of trees and a negative impact on the character of the area. General concerns about the lack of employment opportunities and the lack of infrastructure and its ability to cope with additional houses were also raised again.

**Question 8: Do you agree that site CRAV024, being land off Clun Road adjacent to Alexandra Park, should be allocated for 20 houses, with accesses from the adjoining site CRAV004 and from Clun Road and Alexandra Park?**

Out of the 46 respondents, a large majority (35 out of 46 (76%)) support the allocation of this site, largely due to its location within the development boundary and that it will act as a logical infill site. The Highway Agency also confirmed that the additional pressure will not cause any severe implications for safety or free flow on the A49. However 9 respondents (20%) objected to the sites allocation. The main reason related to concern over the access from Clun road, and to a lesser degree Watling Street. It was stated that these access points were unsuitable for additional traffic as there are already traffic safety issues on these roads. Other more general reasons for objecting to the site related to, the potential increase to flooding in the locality, the lack of employment opportunities and the lack of infrastructure and its ability to cope with additional houses.

**Question 9: Do you agree that the partially developed care home site, at Roman Downs, should be allocated for 25 houses to deliver an innovative redevelopment scheme with sites CRAV004 and CRAV024?**

Out of the 47 respondents, the majority (32 out of 47 (68%)) support the allocation of this site. The main reason for this was that development of this site would lead to an enhancement of the locality, as the site is currently a blight in the area. It was also stated that it was important that Roman Downs is completed and allowing housing to facilitate this is appropriate and will integrate the accommodation for the elderly with the community. Some respondents raised concern that the Care Home should be provide as it is a needed facility in Craven Arms. 12 respondents (26%) objected to the allocation, mainly due to the fact that the site was allocated for a care home facility and associated sheltered housing and therefore should not include other development. It was again confirmed that a care home is a priority for Craven Arms, with an obviously demand for this facility. General concern was also raised again about the inadequate road network and lack of employment opportunities and infrastructure and its ability to cope with additional houses.

**Question 10: Do you agree that new housing developments in Craven Arms should be linked to highway, pedestrian and cycling routes in existing housing areas to improve accessibility through the town?**

Out of the 44 respondents, a large majority (34 out of 44 (77%)) support the idea that development should be linked to existing highway, pedestrian and cycling routes. The main reason for support related to the improvement of pedestrian and cycling routes as this will encourage walking and cycling in the town and make it safer. One respondent also stated that it is essential to spread traffic movement around the town, in order to limit the burden on certain roads. Some respondents suggests possible location for improvements, including; better crossing to community centre; a link from community centre to Halford and footpaths along length on Watling Street and Clun Road. On the other hand some respondents stated that no development should take place off Watling Street, Greenfields Road or Clun Road as they are not suitable to take additional traffic.

**Question 11: Do you agree that site CRAV002 (0.8 hectares), being land west of Watling Street adjoining properties 'Sunningdale' and 'Castle View', should be allocated for 20 houses?**

Out of the 51 respondents, a small majority (28 out of 51 (55%)) object to the allocation of this site. The main reason for this objection related to the location of the site, to the western side of Watling Street. It is considered by many that Watling streets acts as a boundary to Craven Arms and development should not extended passed this boundary. It was also suggested that due to this the site is divorced from the main development and services in Craven Arms. These main objections are supported by Sibdon Carwood Parish Council who added that the site falls within their parish and they are opposed to any development, choosing to be classed as open countryside. As such they proposed that the site is removed from SAMDev. Some respondents also highlighted that there has been no evidence or justification as too the need for an exception site. Other reasons for objecting to the site included; inadequate road network; the negative impact to visual appearance and landscape, due to the sites prominent location in a sensitive landscape area; the loss of agricultural land; the location of natural springs on the site and that properties are already not selling in the area and therefore there isn't the need. A number of respondents stated that there are other more suitable that this site. However 22 respondents (43%) support the allocation of the site, stating that it will help to meet the need for affordable housing in the area. A few respondents stated that they would support the site providing that there is; a proven local need for affordable housing and development is limited to the North side of existing properties.

**Question 12: Do you agree that an allowance for 75 new houses should be made to improve the range and choice of housing sites in Craven Arms for 2011 to 2026?**

Out of the 44 respondents, the majority (28 out of 44 (64%)) agree with the windfall allowance for Craven Arms. Some respondents stated that they support the allowance providing; the additional housing is needed; brownfield sites are utilised; self-build options are include; development are small scale and backland/ garden development is allowed as its preferable to greenfield sites. One respondents also stated that a lower number would be more appropriate, as the existing development boundary would not be able to accommodate this figure, a suggestion of 30 dwellings was put forward, with the other 45 being accommodated on an additional allocated site. However 14 respondents (32%) objected to this allowance, with one respondent stating that there are already enough proposals for housing with the preferred options in place. Another stated that there are currently empty properties in the town, suggesting there is no need for more housing.

**Question 13: Do you agree that site ELR053 (8 hectares of a larger 25 hectare site) at Newington Farm should be allocated for new employment land?**

Out of the 57 respondents, a small majority (32 out of 57 (56%)) support the allocation of the site for employment uses, largely due to the fact it will provide economic benefit, allows the expansion of an

existing business and provide additional employment for Craven Arms. Some respondents stated that they would support the sites allocation providing that the development; provides a suitable access and road improvements for A49; provides a buffer zone along River Onny to protect wildlife and environment; incorporates the existing trees into the scheme; is concentrated on the northern end of the site; provides public open space around the existing ponds and is limited to just the abattoir. However 21 respondents (37%) object to the sites allocation, including Wistanstow Parish Council. This objection is largely due to the loss of open space and historic parkland and the fact that the site is liable to flooding. Some respondents also state that there is no suitable access to the A49 and that development should be located in the existing industrial area, with suggestions that CRAV028sd or the reserve site would be more appropriate alternatives. Concern was also raised about the location of the site, as it is outside of Craven Arms district and could create strip development to the north of the Town. Other reason for object including; no need for employment sites, as there are existing empty industrial units; development would have a detrimental impact on character and appearance of area; development would have a negative impact on wildlife habitats and it's against the previous Inspectors decision.

**Question 14: Do you agree that 6 hectares of this new employment land at Newington Farm should be used to accommodate the relocation and expansion of the abattoir from Corvedale Road?**

Out of the 56 respondents, the majority (35 out of 56 (63%)) support the uses of the site for the relocation of the abattoir. The main reasons for this was that it would provide a better location than the current site, which is located near residential areas; will improve traffic congestion in the town centre and would allow an existing business to expand, providing an economic benefit to the town. One respondent also stated that the site is well screened and won't cause any detrimental visual impact. Some respondents stated that they would support the relocation providing that; development was limited to just the abattoir and not the valued add processes; no development took place on land near The Lodge, as it's a sensitive visual location; a suitable access could be provide form the A49; development includes improvements to the road network and a buffer zone along the River Onny, in order to protect the sensitive environment and wildlife and incorporates the existing trees into any scheme. However 19 respondents (34%, included Wistanstow Parish Council, object to the relocation on this site. The main reasons for this included; loss of historic parkland; the likelihood of flooding, as it adjoins the flood plain of River Onny; allocation is against the previous Inspectors decision in 2004 and the development will have a detrimental impact to the character and appearance of the area and the approach into Craven Arms. Several respondents stated that alternative sites, such as the reserve site or CRAV028sd, would be more suitable for the relocation of the abattoir as they would have less detrimental impacts. Other issues raised included; the lack of a suitable access to A49; negative impact on wildlife habitats; the prominent location of the site, being seen by lots of people entering the town; no evidence has been produce that a 6ha site is required; development should be contained in existing industrial area and it would create strip development outside of the Craven Arms district.

**Question 15: Do you agree that Newington Farm should be used to accommodate further employment uses (another 2 hectares of land) to improve the range and choice of employment sites in Craven Arms?**

Out of the 52 respondents, a small majority (29 out of 52 (56%)) support the uses of the site for other employment. A few re4spodnnetts stated that they would support the site providing that; a suitable access is provided form the A49; development would preserve the public footpaths and improve the road network; the development was sympathetic to rural setting and surroundings and

the jobs created would be for local people. However, 21 respondents (40%) object to the site, stating that development is against the previous Inspectors decision and would result in; a loss of historic parkland; potential flooding issues, due to its location adjoining flood plain and a detrimental impact to the character and appearance of the area. Again several respondents suggest that alternative sites would be more suitable, as they have fewer constraints.

**Question 16: Do you agree that the existing abattoir site should be promoted as a 'key area of change' to regenerate Corvedale Road as the principal shopping street and the eastern gateway to Craven Arms?**

Out of the 42 respondents, a large majority (31 out of 42 (74%)) support the key area a change, stating that the area needs regenerating and could provide an economic benefit for Craven Arms. A few respondents stated that they would support the key change area providing that; redevelopment does not include large scale supermarket development; the existing open vista/ countryside views are protected and that sufficient investment is put in place to attract business into the area, but not at the detriment of existing businesses. One respondent stated that the area should be extended to include CRAV012 and the Morris Corfield site, which could provide strategic redevelopment of the whole area to provide housing and a linear park, which is an aspiration of the Town Council. However 10 respondents (24%) object, with one respondent stated that the abattoir should be retained on the site and any required improvements made at this location. Other issues raised included; that the site is not appropriate for principal shopping area, as it is too far out of the town centre and that the surrounding area around the abattoir should be left as an open space area.

**Question 17: Do you agree with the proposed new development boundary for Craven Arms?**

Out of the 44 respondents, 22 (50%) agree with the proposed development boundary, whilst 21 (48%) object. The majority of the comments received related to the exclusion or inclusion of sites, with respondents stating that preferred sites ELR053 and CRAV002 should be excluded and alternative sites CRAV001 and part of CRAV007 should be included. Other general comments received stated that the plan needed to; make provision for a new school within the boundary to accommodate the increased population; upgrade Watling Street along its full length; improve public transport infrastructure; allocate more employment land and fully utilised brownfield site before greenfield development.

**Question 18: Do you agree that the settlements of Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak should be a Community Cluster?**

Out of the 42 respondents, a substantial majority (35 out of 42 (83%)) support the community cluster designation. One respondent did state that development should be focussed on the East of South side of Aston-on-Clun. However 6 respondents (14%) object to the designation, with one respondent stating that there should be a wider provision across the parishes. Another stated that Broome and Aston-on-Clun had a range of facilities and should be included but the other settlement should only be included if robust evidence shows there is a strong functional relationship between them.

**Question 19: Do you agree that the growth target of 15 houses is appropriate for this Community Cluster?**



Out of the 37 respondents, 92% (34) support the housing target for the Cluster, whilst 3 respondents (8%) object. Only one additional comment was received, which stated that a target of 5 houses would be more appropriate for the Cluster.

**Question 20: Do you think that appropriate, small-scale employment developments should be supported in this Community Cluster to diversify local employment opportunities?**

Out of the 37 respondents, a substantial majority (34 out of 37 (92%)) support the development of small-scale employment units. The comments received stated that they would support this providing that developments were small scale and in keeping with the character and appearance of the area.

**Question 21: Alternative Sites.**

*The following alternative sites have been put forward by respondents;*

- 1. Land to west of Watling Street (CRAV015), suitable for employment us (support by 2 respondents)*
- 2. Land south of Halford (CRAV012), suitable for housing (support by 2 respondents)*
- 3. Brownfield site at The Temperance Hall (CRAV021) & Old Warehouses to West of A49, suitable for redevelopment for housing*
- 4. Land to South, between Clun Road and Railway line, suitable for housing*
- 5. Land off Watling Street (CRAV001 and part of CRAV007) should be included with preferred option CRAV002 for mixed of open and affordable housing.*
- 6. Land West of Rail Line CA north (CRAV028sd) is suitable for employment*
- 7. Land at Tanglewood Farm (CRAV008)*
- 8. Land off Shrewsbury Road (CRAV023) suitable for employment*

*Other general comments about the location of development in Craven Arms and surrounding areas were received. A few respondents stated that any employment use should be restricted to the areas surrounding the existing industrial estate in Craven Arms. In terms of additional hubs or cluster the following were put forward;*

- 1. Wistanstow should be a community hub- the settlement already acts as a hub and has a large number of services and some employment opportunities.*
- 2. Should be an additional cluster to the east of Craven Arms- in order to prevent development being concentrated to the west and allow for settlements in the east to sustain their current levels of sustainability and growth. One respondent suggest that Diddlebury parish should be a cluster.*

## Ellesmere Place Plan Area

### *Ellesmere Town*

#### **Question 1: Do you think that the target of a further 321 houses to be built in Ellesmere by 2026 is appropriate?**

A total of 68 people answered this question online, of those 24 (35%) people support the proposed proposed target whilst 44 (65%) do not. The comments received online and by email and letter raised the following issues.

The majority of comments concern town infrastructure which needs improving including schools, medical facilities, roads & drainage none of which could cope with a population increase. A few respondents are concerned with drainage and sewage capacity generally whilst one respondent comments that the town's drainage flows into a watercourse near Tetchill which will not be able to cope. A number of comments state that there is little employment in the area and the town is becoming a commuter town. A few respondents say that local shops are not being supported and are being lost & parking charges are not helping. The Town Council support the proposed growth target but state that land for the cemetery is of prime importance and should not be forgotten. A few respondents question the evidence that new houses are required, stating that population projections are over inflated and that existing sites have remained undeveloped. It is felt by a number of people that the level of development will destroy the rural feel of the Town. A small number of people comment that new houses are needed but must be appropriate to Ellesmere and its rural setting and should not impinge on the Mere or the canal. A few comment that brownfield sites should be built first and more emphasis should be placed on providing affordable properties for local people.

#### **Question 2: Do you agree that no additional employment land provision is required to cover the period up to 2026?**

A total of 65 people answered this question online, of those 37 (57%) answered 'Yes' therefore agreeing that no more employment land is required, and 28 (43%) Answered 'No' to the question, which means that they would like to see more land allocated for employment. . The comments received online and by email and letter raised the following issues.

The Town Council support a further allocation of land to the west of the business park as phase 3 in response to increased housing in town and loss of other employment sites (ELL008). Several respondents comment that the town will need more employment especially if it is growing by 321 new houses and that there is a real need for local employment & land will therefore be required. A small number go on to say that local employment will to reduce commuting and reliance on poor public transport. A number of comments relate to small businesses located in the town centre stating that these should be the focus for more support as it would benefit the community whilst providing employment opportunities. One person added that land for a hotel and other tourism related development was required. A few respondents are not in favour of increased employment land & raise the following points: Employment land should be located outside of town & not adjacent to existing housing as it will impact on highway safety as well as being a source of noise and pollution; Increased industrial development will have a negative impact on Ellesmere's natural environmental assets; Roads are not suitable for heavy traffic; and, the land already allocated should be sufficient.

#### **Question 3. Do you agree that site ELL004 (3.37Ha), being land at Grange Road, should be allocated for about 82 houses?**

A total of 58 people answered this question online, of those 27(47%) agreed that the site ELL004 should be allocated for about 82 houses and 31 (53%) disagreed.

The comments received online and by email and letter raised the following issues.

Town Council are opposed to development of this site & Members agreed to reject this site for housing as in 2010 and support its exclusion on grounds of unsuitability.

A number of objections relate to flooding and poor drainage; very poor drainage of land exacerbated by overflow from lake at Lake House; at times sewers have been unable to cope and effluent has ended up in gardens; properties on Teal Drive are subject to flooding and some have had to be piled; more development will make matters worse; will create problems downstream in the Tetchill Brook. The Environment Agency state: *Ellesmere area is underlain by complex sequence of superficial deposits comprising clays, silts, sands and gravels. This is in turn underlain by the Permo-Triassic Sandstone. The sandstone is of regional strategic importance in terms of water supply and more local scale water requirements and baseflow to watercourses can arise from the superficial deposits. The depth to groundwater across the area is highly variable with shallow groundwater systems present within the shallow drift deposits. \*\*There is a landfill located 100m to the east of the site.*

A similar number of objections relate to highway and access issues: access onto grange road is poor due to speed, narrow railway bridge & pavement and relationship to industrial sites; existing water run off/poor drainage results in hazardous black ice on the estate roads which are narrow and would be inadequate as access to new development as used as informal play area by local children as well as the official play park. One comment suggested that a new access further along Grange Road should be provided.

Wildlife and other environmental comments; loss of mature oaks and other trees on site will be damaging to the environment, wildlife and drainage; site provides important habitat for many species, is important source of water flow to the Mere; development would ultimately damage the ecosystem and an environmental impact assessment should be carried out. Site is used and enjoyed by local residents for walking. The attractive rural landscape will be destroyed; greenfield sites such as this should be protected and development directed to brownfield sites. A small number of respondents state that projected population figures are hugely overestimated and that Ellesmere does not need the number of new homes that are being proposed. A small number of supporting comments as follows; adjacent to existing housing and so suitable; already developed on 2 sides – would not spoil any views. Not social housing. A small number of people prefer to have future development southwest of the town as this is the location of the schools, playing fields and employment with potential for further development. The area has good road links without having to drive through Tesco junction at the traffic lights

**Question 4: Do you agree that site ELL008 (1.7Ha), comprising the station building and yard, should be allocated for about 52 houses?**

A total of 61 people answered this question online, of those 49(80%) agreed that the site ELL008 should be allocated for about 52 houses and 12 (20%) disagreed.

The comments received online and by email and letter raised the following issues:

Most comments are supporting the development stating that the site is; ideal for development; brownfield sites are preferable to greenfield sites; within built up area and close to local amenities; it could accommodate more than 52 houses. A few respondents noted the historical interest of the old station building should be preserved and opened up to the public. One person commented that low cost affordable housing is required for local young people. A few responses oppose the development for the following reasons: density is too high; the site should be used for commercial development as it will be subject to contamination and flooding; and that development of the site may have a negative impact on adjacent areas in the flood plain, this issue needs investigation. The Town Council support this site with a clause that an alternative route to Fullwoods is considered & that the Station Building is protected from building in close proximity. The Environment Agency state:



*Ellesmere area is underlain by complex sequence of superficial deposits comprising clays, silts, sands and gravels. This is in turn underlain by the Permo-Triassic Sandstone. The sandstone is of regional strategic importance in terms of water supply and more local scale water requirements and baseflow to watercourses can arise from the superficial deposits. The depth to groundwater across the area is highly variable with shallow groundwater systems present within the shallow drift deposits. \*\* The station yard and building have potential contaminated land issues, which need to be adequately addressed.*

**Question 5: Do you agree that site ELL016 (1Ha), being land adjacent to the cemetery, should be allocated for about 22 houses? Please note that this scheme is subject to the provision of an agreed area of land along the south west boundary (adjacent to the cemetery) to be used for additional burial ground and/or an access footpath between Swan Hill and The Mere/open space.**

A total of 69 people answered this question online, of those 7(10%) agreed that the site ELL016 should be allocated for about 22 houses and 62 (90%) disagreed. A further 24 objection letters and emails, 90 community organised response forms and a petition containing 2693 signatures were received.

The comments received online, by email, letter and community organised response forms were unanimously opposed to the development of the site raising the following issues:

The Town council oppose this site due to visual impact on the Mere. Shropshire Wildlife Trust (SWT) object to the site as inappropriate for development due to numerous factors including proximity to the Mere (County Wildlife Site). The local SWT branch add further comments to the objection, including; being at odds with Section 11 (Conserving and Enhancing the Natural Environment) of the NPPF; the likelihood of pollution to the Mere which is in itself an important and fragile ecosystem, a recognised local wildlife site; & planned work of the Meres & Mosses Partnership to improve the water quality of the Mere which would be jeopardised by development of this site. Other comments can be summarised as follows: The beauty and tranquillity of Mere & Cremorne Gardens should be protected for future generations and because of its ecological importance as a fragile ecosystem supporting rare flora and fauna. Water run-off from site is likely to pollute the Mere and the trees on site are subject to a Tree Preservation Order. It would be in direct conflict with the Government's White Paper (The Natural Choice: securing the value of nature, June 2011). There would be a significant negative impact on tourism because of the damaging visual effect on the Mere. Trade and revenue in the town would suffer as a consequence by damage to the Mere as it has a significant economic value to the town as it is the Mere that makes Ellesmere unique. The proposed 5m strip for cemetery expansion is paltry, diversionary and short term. The Town Council/Burial Committee should look elsewhere for new land or the site should be obtained and used to expand cemetery. Development here would be too close to the cemetery as well as the Mere. This parcel of land provides a crucial buffer zone between Mere park and the town. Development would have a negative impact on character of surrounding area and the amenities of neighbouring properties, highway safety on Swan Hill will be compromised and a new footpath link between Swan Hill and the Mere is not required. The proximity to town centre is insufficient justification. Development of site ELL016 would be at odds with the local vision statement in the Core Strategy and the Ellesmere Place Plan, which both say that development (should) recognise the high quality landscape. There are other available sites around the town some of which are brownfield and therefore preferable. Concern has been expressed that population projections have been over estimated.

**Question 6: Do you agree that sites ELL017a (2.88Ha) and ELL017 (1.14Ha), being land to rear of The Hawthorns and land off Almond Drive, should be allocated for about 88 houses? Please note that this scheme is dependent on a highway improvement at Trimpley Street which requires relocation of the Medical Centre and is therefore not likely to come forward until the latter part of the plan period (post 2021).**

A total of 54 people answered this question online, of those 35(65%) agreed that the sites ELL017 & ELL017a should be allocated for about 88 houses and 19 (35%) disagreed.

The comments received online and by email and letter raised the following issues:

The Town Council support this site subject to better access routes.

Several supporting comments were made stating that this site was better than the others (ELL004 & ELL016), that the land is available and deliverable with no physical constraints. A few people comment that development here would be an acceptable location but that 88 is too many, one person suggested that 70 would be more acceptable. Another respondent comments that development here will not degrade the town. A few comments state that the new medical centre and highway improvement scheme must be complete before development commences. There were several comments about the medical centre and one respondent pointed out that land has been set aside and is available for the relocation. Other people state that the wider infrastructure in the town is inadequate including the schools whilst one person states that the site is too far out of town with insufficient public transport. One comment states that Elson Park estate access is already very cramped with cars parking on Cherry Drive and that the development would be very close to the expanding industrial park. Again, a preference for brownfield sites to be developed before greenfield sites was expressed and that large housing estates are not appropriate for Ellesmere which needs smaller more sympathetic developments. One person comments that the site is an attractive greenfield site outside of development boundary with mature trees and hedgerows. A small number of people made comments about the proposed traffic improvements at Trimpey Street, one saying that it may have a negative impact on the Conservation Area, whilst another says It will not be possible to make adequate highway improvements to Trimpey Street because of the presence of listed buildings stating that a new road link back to Oswestry Road may be required. Other comments include; More people will result in more problems and that this development is not needed.

**Question 7: Do you agree with the proposed Primary Shopping Area in Ellesmere?**

A total of 54 people answered this question online, of those 50(93%) agreed with the proposed Primary Shopping Area and 4 (7%) disagreed.

The comments received online and by email and letter raised the following issues:

The Town Council do not support the Primary Shopping Area due to the exclusion of Watergate Street, Church Street and other areas. The criteria in Policy direction MD12 should be modified to allow inclusion of these shops.

Several people comment that the Primary Shopping Area has missed out some important parts including TG Builders Merchants, parts of Watergate Street and Cross Street. The majority of comments received state that more needs to be done to build on what the town already has whilst adding in diversity and flexibility.

**Question 8: Do you agree with the proposed new development boundary for Ellesmere? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

A total of 59 people answered this question online, of those 18(31%) agreed with the proposed development boundary for Ellesmere and 41 (69%) disagreed.

The comments received online and by email and letter raised the following issues:

The Town Council would like the development boundary amended to exclude an area at the rear of Church Street and Talbot Street, adjacent to the Mere to protect it from development.

A number of respondents also commented that the land known as Horton's Field (ELL009) should be removed from the development boundary in order to protect it.. A large number of people said that they agreed with the proposed boundary apart from the inclusion of ELL016. Several other comments said that they would like to see land to the south of Oswestry Road to the south west of the school included. Another comment said that land around the canal

depot should be included. Some people made comments that the boundary should not be changed so as to; keep development to a reasonable level; avoid greenfields; protect current infrastructure; prevent Ellesmere becoming a commuter town; not detract from beauty, as tourism would suffer; and, make better use of brownfield land. One person commented that the current area is too small to allow for flexibility, whilst another said that the economy needs to recover first so that it can support new development.

### ***Cockshutt***

#### **Question 9. Do you agree that Cockshutt should be a Community Hub?**

A total of 32 people answered this question online, of those 29 (91%) agreed that Cockshutt should be a Community Hub and 3 (9%) disagreed. No comments were received that object to Cockshutt being designated as a Community Hub.

#### **Question 10: Do you think that the target of a further 50 houses to be built in Cockshutt by 2026 is appropriate?**

A total of 32 people answered this question online, of those 20 (62.5%) agreed that the target of a further 50 houses to be built in Cockshutt by 2026 is appropriate and 12 (37.5%) disagreed. The comments received online and by email and letter raised the following issues: The Parish Council support the target on the basis that this includes outstanding permissions of 17, 'windfall' of 13 and a maximum of 20 houses to be allocated on sites of no more than 5 houses on the west side of the A528. Some respondents commented that Cockshutt could accommodate more than 50 dwellings, one person felt that this figure was too high and should be limited to 30, whilst 2 people commented that the outstanding development should be completed and occupied before any more new houses are permitted. One comment stated that preference should be given to affordable homes for local people.

#### **Question 11: Do you agree that site CO018b (0.22 Ha), being land south of Chapel House Farm, should be allocated for up to 5 houses?**

A total of 30 people answered this question online, of those 23 (77%) agreed that site CO018b, land south of Chapel House Farm, should be allocated for up to 5 houses and 7 (23%) disagreed. The comments received online and by email and letter raised the following issues: The Parish Council would like extra information regarding highway and pedestrian safety at the access point onto the A528 and one other comment raised a similar issue regarding the lack of a continuous pavement to the village centre.

#### **Question 12: Do you agree that site CO002 (9.23 Ha), being land west of Cockshutt, should be allocated for 10-15 houses? It is proposed that a maximum of 1 hectare of land at the south western end of the site, adjacent to The Parklands, be allocated for 2 or possibly 3 separate sites of 5 houses.**

A total of 31 people answered this question online, of those 19 (61%) agreed that site CO002, land west of Cockshutt, should be allocated for 10 to 15 houses and 12 (39%) disagreed.

The comments received online and by email and letter raised the following issues:

The Parish Council do not support any development on the Jubilee Field or the playing field, both of which are included in site CO002. The PC does however recognise that as CO002 is a very large site it would be possible to develop a small part without compromising either of the aforementioned fields. Development of parts of the south west corner of the site would be well related to village facilities but it should be noted that the PC request a mix of property types to include some bungalows suitable for older people.

A petition of 171 signatures organised by the Village Hall Management Committee object to any part of the village playing field being used for housing development. One other objection comment is based on not developing the playing field and that dividing the developable areas in to two or three separate areas would be artificial. Another respondent objects to access via the existing cul-de-sac. One supporting comment refers to the site being in a good location on the south west side of the village away from existing commercial agriculture operations to the north.

**Question 13: Do you agree with the proposed new development boundary for Cockshutt? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

A total of 29 people answered this question online, of those 20 (69%) agreed with the proposed new development boundary for Cockshutt and 9 (31%) disagreed.

The comments received online and by email and letter raised the following issues:

The Parish Council is unable to agree with the development boundary until it is clear exactly which sites or parts of sites will be included. Other comments received did not agree with the proposed development boundary as it did not include their own or their client's site.

### ***Dudleston Heath (Criftins) and Elson***

**Question 14: Do you agree that Dudleston Heath (Criftins) and Elson should be a Community Hub?**

A total of 30 people answered this question online, of those 25 (83%) agree that Dudleston Heath (Criftins) and Elson should be a Community Hub and 5 (17%) disagreed.

The comments received online and by email and letter raised the following issues:

The Parish Council support the proposed Hub. The Environment Agency comment that any developments need to ensure adequate foul drainage and water supply as discharge of foul effluent to ground may not be appropriate. One other comment received also supports the proposed Hub due to the existing range of facilities and services. One further comment does not support the inclusion of Elson within the Hub unless any development in Elson is limited to employment land only.

**Question 15: Do you think that the target of a further 40 houses to be built in Dudleston Heath (Criftins) and Elson by 2026 is appropriate?**

A total of 29 people answered this question online, of those 19 (66%) agree with the proposed growth target for Dudleston Heath (Criftins) and Elson and 10 (34%) disagreed.

The comments received online and by email and letter raised the following issues:

Forty houses would be too many. Twenty five would be more realistic. More houses should be allocated and less left to windfall, otherwise the target would not be met.

**Question 16: Which, if any, of the 3 possible housing sites shown on the map (DUD001/DUD002/ELS001/09) would be the best location for an allocation of up to 20 new houses?**

A total of 31 people answered this question online, of those 17 (55%) support site DUDH001, 5 (16%) support site DUD002, 3 (10%) support site ELS001/09, and 6 (19%) ticked the box for 'None of the above'. The comments received online and by email and letter raised the following issues:

One respondent said that expansion to the Hill park estate at DUD001 would result in a very large estate development which would be disproportionate with the scale of the village.



Another thought that it would be better to keep the residential development close together and avoid building on the greenfield site at DUDH002. A third respondent states that DUDH002 is slightly more preferable to DUDH001 as it could provide a balance to the village. An 85 signature petition was submitted objecting to development of site DUDH001 for reasons of lack of infrastructure, poorly related to village facilities, highway safety and damage to wildlife. One person commented that ELS001 is not at all well related to village facilities and services which are in Dudleston Heath.

**Question 17: Do you agree that the development boundary for Dudleston Heath (Criftins) needs to be reviewed and that a new section will be drawn up around Elson? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary. We welcome comments and suggestions for the revised/new boundary.**

A total of 28 people answered this question online, of those 15 (54%) agreed with the development boundary for Dudleston Heath (Criftins) needs to be reviewed and that a new section should be drawn around Elson and 13 (46%) disagreed.

The comments received online and by email and letter raised the following issues:

One respondent comments that it may be possible to meet the housing target without changes to the development boundaries particularly if development is concentrated in small groups. Another person says that sites DUDH001 & DUDH002 could be included. One respondent suggests re-instatement of development boundary at Greenhill Bank as Chapel lane offers no opportunities for infill. Another respondent does not agree with Elson being included within a development boundary.

**Question 18: Do you agree that the settlements of Dudleston and Street Dinas should be a Community Cluster?**

A total of 26 people answered this question online, of those 15 (58%) agree that Dudleston and Street Dinas should be a Community Cluster and 11 (42%) disagreed.

The comments received online and by email and letter raised the following issues:

The Parish Council support the proposed Cluster. The Environment Agency comment that any developments need to ensure adequate foul drainage and water supply as discharge of foul effluent to ground may not be appropriate.

Of the other comments received around half do not support the Cluster due to the rural nature of the area whilst the other half agree and think it should cover a wider area. One respondent would like Sodyllt Bank included in the Cluster.

**Question 19: Do you think that the target of a further 15 houses to be built in Dudleston and Street Dinas by 2026 is appropriate?**

A total of 27 people answered this question online, of those 14 (52%) agree with the proposed housing target for Dudleston and Street Dinas is appropriate and 13 (48%) disagreed.

The comments received online and by email and letter raised the following issues:

The Environment Agency comment that any developments need to ensure adequate foul drainage and water supply as discharge of foul effluent to ground may not be appropriate.

The majority of comments are concerned with highway safety on the narrow roads and lack of infrastructure. Most comments regarding infrastructure are concerned with foul drainage and the risk of contamination of ground water as many people use wells for their water supply. Two people comment that most of the new housing should be located in St Dinas due to its location on the main road. One comment states that approximately half of the target would be more appropriate.

### ***Tetchill, Lee and Whitemere***

#### **Question 20: Do you agree that the settlements of Tetchill, Lee and Whitemere should be a Community Cluster?**

A total of 50 people answered this question online, of those 18 (36%) agree that Tetchill, Lee and Whitemere should be a Community Cluster and 32 (64%) disagreed.

The comments received online and by email and letter raised the following issues:

The Parish Council support the proposed Cluster as do a small number of respondents. The majority of respondents are concerned that there are no amenities or services in any of the villages. Some people have commented that the 3 villages are not well related to each other and that highway safety would be compromised especially on the already busy road between Ellesmere and Tetchill. A few people have commented that the peace and tranquillity of the villages would be harmed. One person states that Whitemere should not be included because of its proximity to the Ramsar SSSI. Another person is concerned about the possible effects of affordable housing in Tetchill.

The Environment Agency comment that any developments need to ensure adequate foul drainage and water supply as discharge of foul effluent to ground may not be appropriate.

#### **Question 21: Do you think that the target of a further 20 houses to be built in Tetchill, Lee and Whitemere by 2026 is appropriate?**

A total of 50 people answered this question online, of those 13 (26%) agree that the target of a further 20 houses to be built in Tetchill, Lee and Whitemere by 2026 is appropriate and 37 (74%) disagreed.

The comments received online and by email and letter raised the following issues:

The majority of comments raise very similar issues to the previous question with most people objecting to any development due to a lack of amenities and services in Tetchill and that highway safety would be compromised especially on the already busy road between Ellesmere and Tetchill. One suggested highway improvement suggested is an upgrade to the towpath between Tetchill & Ellesmere so that it could be used by cyclists. One person has commented that it should be a requirement that any new houses must connect to the new sewage pumping station. Others have commented that there is a lack of outdoor recreation space/play space in the village and that there is no connection to mains gas.

The Environment Agency comment that any developments need to ensure adequate foul drainage and water supply as discharge of foul effluent to ground may not be appropriate.

#### **Question 22: Do you agree that site TET001, being land south of Cairndale, should be allocated for about 10 houses?**

A total of 50 people answered this question online, of those 16 (32%) agree that site TET001 should be allocated for about 10 houses and 34 (68%) disagreed.

The comments received online and by email and letter raised the following issues:

A small number of respondents support the proposed allocation. The Parish Council also support the site provided sewerage system is linked to main sewerage system and access to roads within the village should be improved and should be a condition.. The majority of respondents object to the allocation due to lack of facilities and services within Tetchill. A similar number of object comments were made due to highway safety around Tetchill which is served by narrow lanes. A few comments relate to the site being too close to the new wind turbine which will impact on occupiers of proposed new dwellings as well as site size and layout. One person states that the site is on good quality agricultural land. Two comments say that the village needs a play area for children and one person says that there is no need to allocate a site when the target is only 20 and could be met through windfall.

The Environment Agency comment that any developments need to ensure adequate foul drainage and water supply as discharge of foul effluent to ground may not be appropriate.

**Question 23: Do you agree that in Lee and Whitemere, development should be strictly limited to single infill plots within the existing villages?**

A total of 49 people answered this question online, of those 41 (84%) agree that development in Lee and Whitemere should be strictly limited to single infill plots within the existing villages and 8 (16%) disagreed. The comments received online and by email and letter raised the following issues:

The Environment Agency comment that any developments need to ensure adequate foul drainage and water supply as discharge of foul effluent to ground may not be appropriate.

One person has commented that all development should be adjacent to existing development and limited to either infill or barn conversions and that it should have a high proportion of affordable housing. One person has said that there should be no building adjacent to the Mere and two other respondents have objected to any new building in these villages as it would damage the character of the area.

**Question 24: Do you agree with the development boundary for Tetchill? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

A total of 50 people answered this question online, of those 17 (34%) agree with the proposed development boundary for Tetchill and 33 (66%) disagreed.

The comments received online and by email and letter raised the following issues:

One respondent registered support for the proposed new development boundary for Tetchill whilst the majority object to changes. Most comments relate to a lack of facilities and services to support any development with some people commenting on highway safety issues and a need for a play area and village hall.

**Question 25: Do you agree that development boundaries should not be introduced for Lee and Whitemere?**

A total of 41 people answered this question online, of those 29 (71%) agree that development boundaries should not be introduced for Lee and Whitemere and 12 (29%) disagreed.

The comments received online and by email and letter raised the following issues:

None of the responses received would like to see development boundaries introduced for Lee or Whitemere

***Welsh Frankton, Perthy, New Marton and Lower Frankton***

**Question 26: Do you agree that the settlements of Welsh Frankton, Perthy, New Marton and Lower Frankton should be a Community Cluster?**

A total of 26 people answered this question online, of those 16 (62%) agree that Welsh Frankton, Perthy, New Marton and Lower Frankton should be a Community Cluster and 10 (38%) disagreed. The comments received online and by email and letter raised the following issues: A small number of respondents including the Parish Council support the proposed Cluster. A similarly small number object to the designation of a Cluster. One person commented that the only settlement that should be included is Welsh Frankton. The Canal & River Trust have stated that any development in Lower Frankton should not have any negative impact on the canal or its environs.

**Question 27: Do you think that the target of a further 30 houses to be built in Welsh Frankton, Perthy, New Marton and Lower Frankton by 2026 is appropriate?**

A total of 31 people answered this question online, of those 11 (35%) agree that the target of a further 30 houses to be built in Welsh Frankton, Perthy, New Marton and Lower Frankton by 2026 is appropriate and 20 (65%) disagreed.

The comments received online and by email and letter raised the following issues:

The majority of respondents are of the opinion that the proposed target is too high pointing to a lack of facilities and poor road network. A few comments state that around half the amount would be more appropriate, one person thought that 5 houses would be a better figure whilst one response placed that figure at 20. One person offered support for the level of development as does the Parish Council.

**Question 28: Which, if any, of the 2 possible housing sites shown on the map above (WFTN001/WFTN002) would be the best location for an allocation of 10 to 15 new houses?**

A total of 32 people answered this question online, of those 4 (12.5%) prefer site WFTN001, 12 (37.5%) prefer site WFTN002 and 16 (50%) ticked the box for 'None of the above'..

The comments received online and by email and letter raised the following issues:

The Parish Council support lies with WFTN001 but restricted to half of the site with access off of Lower Frankton Road. The majority of responses received do not support either site for reasons that they are both prominent in the wider landscape, a negative impact on the character of the area and highway safety around the already poor junctions. One respondent comments that both sites are far too large and suggests that one or two houses on each may be more appropriate.

**Question 29: Do you agree with the proposal to introduce a development boundary for Welsh Frankton? We welcome comments and suggestions for the new boundary.**

A total of 21 people answered this question online, of those 14 (67%) agree with the proposal to introduce a development boundary for Welsh Frankton and 7 (33%) disagreed.

The comments received online and by email and letter raised the following issues:

Around half of the comments received would welcome the introduction of a development boundary provided that it was drawn closely around existing development. The other half of the comments would prefer that a new boundary was not introduced as it may lead to more development.

**Question 30: Do you agree that development boundaries should not be introduced for Perthy, New Marton and Lower Frankton?**

A total of 22 people answered this question online, of those 15 (68%) agree that development boundaries should not be introduced for Perthy, New Marton and Lower Frankton and 7 (32%) disagreed.

There were no comments received either online or by email and letter that would like to see the introduction of a development boundary in any of these villages.

***Welshampton and Lyneal***

**Question 31: Do you agree that the settlements of Welshampton and Lyneal should be a Community Cluster?**

A total of 27 people answered this question online, of those 17 (63%) agree that Welshampton and Lyneal should be a Community Cluster and 10 (37%) disagreed.



The comments received online and by email and letter raised the following issues:  
The Parish council support the designation of this Community Cluster. There were no comments received that object to this proposal.

**Question 32: Do you think that the target of a further 20 houses to be built in Welshampton by 2026 is appropriate and that all new houses should be located within the existing development boundary and on sites of no more than five houses?**

A total of 24 people answered this question online, of those 19 (79%) agree that the target of a further 20 houses to be built in Welshampton by 2026 is appropriate and that all new houses should be located within the existing development boundary and on sites of no more than five houses and 5 (21%) disagreed. The comments received online and by email and letter raised the following issues:

One respondent commented that there is insufficient community infrastructure and another expressed concern that the target is too high. The Parish Council support the target provided that all new development is within the existing development boundary.

**Question 33: Do you think that the target of a further 5 houses to be built in Lyneal by 2026 is appropriate and that all the new houses should be located within the development boundary?**

A total of 26 people answered this question online, of those 20 (77%) agree that the target of a further 5 houses to be built in Lyneal by 2026 is appropriate and that all the new houses should be located within the development boundary and 6 (23%) disagreed.

The comments received online and by email and letter raised the following issues:

Half of the responses received agree with the target provided that it includes conversions, the other half comment that the village is already over developed and has no services.

**Question 34: Do you agree with the proposal to introduce a development boundary for Lyneal**

A total of 24 people answered this question online, of those 20 (83%) agree with the proposal to introduce a development boundary for Lyneal and 4 (17%) disagreed.

The comments received online and by email and letter raised the following issues:

One person supports the introduction of the proposed development boundary as do the Parish Council.

**Question 35: Do you agree with the proposed development boundary for Welshampton?**

A total of 24 people answered this question online, of those 20 (83%) agree with the proposed development boundary for Welshampton and 4 (17%) disagreed.

The comments received online and by email and letter raised the following issues:

One comment received suggests that the developable area (the boundary) should be expanded. The Parish Council support the retention of the existing boundary.

***Countryside Areas in Place Plan Area***

**Question 36: Do you agree that Wood Lane Quarry should be a preferred option for mineral extraction?**

A small majority of respondents (52% of 46 respondents) do not support identification of the quarry as a preferred option. The Parish Council highlights the need to ensure appropriate

enhancement of the highway infrastructure. Together with other respondents, the Environment Agency note that potential adverse impacts on the local water environment will require detailed modelling since the site is in close proximity to a number of protected sites and species which could be highly sensitive to any changes. There is some support for the continued operation of the business as an important local employer and, together with other respondents, the Shropshire Wildlife Trust note that, provided that these sites can be appropriately protected, then restoration may deliver potential biodiversity gains and enhancements.

A number of respondents are concerned about the proximity of the proposed extension to the Shropshire Union Canal, Colemere Country Park and the footpath which links it to Ellesmere, which are important assets in the local tourism economy. Specific concerns about the potential for adverse impacts on the infrastructure of the canal were raised by the Canal and River Trust. A standoff distance and screening may be required and appropriate controls to manage the potential for adverse impacts on the canal will be needed during the construction and operation of the site. It is unclear why the potential southern extension to the site was rejected in favour of the northern extension. Other respondents including the Colemere Residents' Association are concerned that the elevated location will cause problems of noise, dust and visual intrusion for the residents of Colemere and properties in the Little Mill area which would be directly in line of the prevailing wind from the proposed site. There are also concerns about heavy vehicles using the narrow lanes and the poor junction at Spunhill Farm for access and the potential use of the site for landfill on restoration.

## Highley Place Plan Area

### *Highley*

**1. Do you think that the target of a further 30 houses to be built in Highley by 2026 is appropriate?**

A slight majority of respondents (52% 16/31) disagreed with the housing growth figure suggested. Most of the respondents felt that the housing figure was too high. Respondents highlighted impacts on the capacity of infrastructure, facilities, services and the lack of employment opportunities in Highley as reasons for having a lower housing figure. The local road system, medical provision and distance to centres of employment were particularly highlighted as concerns. The surrounding countryside and biodiversity of the area were also highlighted along with concern about retaining Highley as a village not a town. A number of respondents suggested that the housing figure should be higher to reflect Highley's position as a key centre, to help contribute to investment in infrastructure improvements, and due to the role of Highley in the east 'spatial zone' of the Core Strategy. Of those that agreed with the figure many felt it was an appropriate amount of future development in Highley but should not be exceeded in the Plan period. A couple of respondents highlighted the type of housing developed should be bungalows to accommodate the needs of the elderly. The Environment Agency commented more generally that there is potential for ground contamination issues in Highley due to its industrial heritage.

**2. Do you agree that site HIGH003 (0.78 hectares), being land at Rhea Hall, adjacent to Park View, should be allocated for about 30 houses?**

The majority of responses (56% 18/32) agreed with the site proposed at Rhea Hall. A number of respondents stated that the type of housing on the site should be bungalows to help meet the needs of the elderly. Traffic, parking and access issues along Coronation Street and Rhea Hall were raised as a concern. A couple of respondents stated that the site was previously allocated and had not come forward and therefore the deliverability of the site in this Plan was not clear. The distance of the site from the primary school and medical centre compared to alternative sites and the high density, allowing for onsite infrastructure for the site, was also raised by one respondent who put forward an alternative site.

**3. Do you think that no new site allocations should be made for employment land in Highley up to 2026, over and above site LB2004\_00017, adjacent to Netherton Workshops, that has previously been allocated?**

The majority of respondents (68% 19/28) agreed that there should be no further land identified for employment uses. A couple of respondents disagreed highlighting that further land should be identified to allow for more flexibility up to 2026 and help to avoid further out commuting. There were general concerns about the ability of local roads to cope with large vehicles coming into Highley, and whether much of the existing employment land is currently in use. Some comments supported employment development only if it is in keeping with the character and status of Highley as a village.

**4. Do you agree that site LB2004\_00017 (0.6 Ha), being land adjacent to Netherton Workshops, should continue to be allocated as employment land?**

The potential site allocation was supported by the overwhelming majority of respondents (83% 25/30). The Environment Agency made a general comment that the site was around 70m to the east of a landfill site.

**5. Do you agree with the proposed new development boundary for Highley? If you'd like to submit a revised proposal by email, please click here**

A slight majority of respondents (52% 14/27) agreed with the proposed development boundary. A couple of respondents suggested that the development boundary should be extended to allow more potential to meet future housing needs and self-build opportunities (potentially changing by Woodhill, and south of Ashleigh Gardens was identified by one respondent). Others suggested that the development boundary should be drawn more tightly (west of Hawthorn Drive identified by one respondent). Many respondents supported the development boundary with a number highlighting concerns with a particular development proposal at Jubilee Drive as it is outside the development boundary.

**ALTERNATIVE SITES.**

The majority of responses focussed on the potential alternative site at Jubilee Drive (now subject to a current planning application) which was not put forward in the Preferred Option. A number of issues were raised in relation to the site, namely: concerns over safe access with regards to the capacity of Jubilee Drive, Redstone Drive and particularly so in relation to the school; the impact on the landscape and setting of Highley; that the site is used for informal recreation purposes; that there is significant wildlife on the site; that the new houses will have significant strain on infrastructure and facilities; and that it is not included in the Parish Plan. There were also wider concerns regarding the lack of employment opportunities and roads into Highley being of a poor quality. Other sites were also put forward for consideration including land off Redstone Drive (HIGH016) and land north of Vicarage Lane (HIGH012).

## Ludlow Place Plan Area

### *Ludlow*

#### **1. Do you think that the target of a further 245 houses to be built in Ludlow by 2026 is appropriate?**

A slight majority of respondents (53% 10/19) agreed with the proposed housing figure. A number of issues were raised in relation to the housing figures for the town. Of those respondents who disagreed a number of respondents suggested that the figure was too high and would lead to impacts and pressures on the town's infrastructure and facilities including water supplies, gas and electricity supplies. Other respondents responded more generally that the bypass should be considered to be the boundary whilst re-using existing empty buildings within the town was also suggested rather than allocating new sites.

Others who disagreed with the level of growth considered the level of development to be set too low considering the historic rates of development in Ludlow in recent years and the role of Ludlow as a market town. Other respondents considered the housing target to be too low in relation to policies in the Core Strategy (CS1) and with regards to the role of Ludlow as a main market town in the southern 'spatial zone'; and too low in light of publication of the NPPF's approach to boost housing supply significantly. One respondent highlighted that the figure should be higher due to the number of current applicants for social housing in the town.

#### **2. Do you think that the target of 6 hectares of employment land to be provided in Ludlow by 2026 is appropriate?**

The overwhelming majority of respondents agreed with the employment land figure as proposed (94% 15/16). One respondent questioned the type of employment that would be attracted to the town.

#### **3. Do you agree that site LUD017 (8.93 ha), being land south of Rocks Green, should be allocated for 200 houses?**

The majority of respondents (65% 17/26) disagreed with the potential site allocation. A couple of respondents stated that the proposal will change the character of the Rocks Green area and wider views of Clee Hill. A number of respondents commented that brownfield opportunities should be developed first before looking to develop greenfield sites outside the bypass. Ludlow Town Council and Ludford Parish Council commented that they preferred development north/east of the Eco Park after brownfield development first. Ludford Parish Council suggested only 50 new houses should be planned for outside the current development boundary at the present time. The Town Council also felt that the site represented ribbon development along the A4117. Others raised concerns about the site in relation to the proximity to services and connections to the town; that the site encroaches into open countryside; and permeability within and beyond the site. Concern was raised about how the site represented a strategic direction for future growth and how this site might fit in with a potential longer term potential masterplan approach for the area to the east of the A49. English Heritage identified the need to ensure that the design takes account of the setting of the town and impact on wider landscape setting. The Highways Agency identified that exploring longer term impacts of development on the junction at the Rocks Green should be considered. The Environment Agency highlighted the importance of protecting existing housing water supplies in the area. That the site was not on the sensitive southern and western approach to the town was supported by the Ludlow Conservation Area Advisory

Committee. The site promoter provided an amended site plan bringing the eastern boundary of the site in closer to the A49.

**4. Do you agree that land east of the Ludlow Eco Park (7Ha) should be allocated for employment land?**

The majority of respondents (82% 14/17) agreed with the identification of this land for employment uses. English Heritage identified the need to ensure that design takes account of the setting of the town and impact on wider landscape setting. The Highways Agency identified that exploring longer term impacts of development on the junction at the Sheet should be considered. One respondent raised concerns over enabling a longer term approach to the area and how the site might fit in with the potential housing allocation to the north. The Environment Agency highlighted that there may potentially be surrounding contaminated land issues.

**5. Do you agree with the proposed new development boundary for Ludlow?**

The majority of responses (60% 12/20) disagreed with the proposed development boundary. The majority of those the against the development boundary raised issues with the potential flood risk at the Linney. A couple of respondents provided detailed comments on the Flood Risk Assessment (FRA) carried out on the land by the landowner and the Environment Agency also commented further on the FRA but did not object to the inclusion of the area within the development boundary. The Civic Society commented on the impact of potential the change on the Conservation Area as well being concerned in relation to flood risk. Others also commented on potential impacts on the Conservation Area with one respondent highlighting concern over impact on views from St Leonards Church. Other potential amendments to the boundary at the Linney, and around the Camp Lane area, were also suggested.

**ALTERNATIVE SITES.**

A number of alternative sites were advocated in response to this question. A number of sites were put forward that have been put forward in the process already at Foldgate Lane (LUD002/LUD015), south of Sheet Road (LUD014), around Elm Lodge (LUD001), and off Bromfield Road (LUD033). The current hospital site was also put forward for inclusion in the SAMDev Plan as a new site for consideration. The Town Council and Ludford Parish Council also suggested a general location around the north and east of the Eco Park as their preferred approach to the development of future sites.

**BURFORD**

**6. Do you agree that Burford should be a Community Hub?**

All respondents (9/9) agreed with the naming of Burford as a Community Hub including Burford Parish Council. The response from Malvern Hills District Council recognised the importance of neighbouring Tenbury Wells which has a functional and physical relationship with Burford. In support of being named a Community Hub, the Parish Council stated a wish for limited housing development and the importance in supporting industry. CPRE South Shropshire area raised general concerns about protecting the character of the countryside and the need to address the pressures that new housing put on infrastructure development.

**7. Do you think that the growth target of about 25-40 houses for Burford is appropriate?**



The majority of respondents (88% 7/8) agreed with the proposed target for Burford. Malvern Hills District Council reaffirmed the need for housing provision to accord with that in neighbouring Tenbury where in the region of 70 dwellings are proposed in their emerging Local Plan. One respondent felt the numbers were too high although recognised that there may be some opportunities for infill housing.

**8. Do you agree with the development boundary for Burford? If you'd like to submit a revised proposal by email, please click here**

All respondents (9/9) agreed with the proposed development boundary. Malvern Hills DC commented that the boundary was sensible approach to managing future development needs.

**Alternative sites:**

No new sites were put forward for consideration in Burford. One respondent stated that a number of sites in Burford (BUR001; BUR007 and BUR010) were not appropriate due to flood risk issues.

***CLEE HILL***

**9. Do you agree that Clee Hill should be a Community Hub?**

All respondents (7/7) supported the inclusion of Clee Hill as a Community Hub including Caynham Parish Council. Clee Hill was identified as having a level of services and facilities that would support this role. CPRE South Shropshire area raised general concerns about protecting the character and scenery of the countryside and the need to address the pressures that new housing put on infrastructure development. The Environment Agency raised a general concern regarding the amount of non-mains foul drainage in the area.

**10. Do you think that the growth target of about 15-30 houses for Clee Hill is appropriate?**

All respondents (7/7) agreed with the proposed growth figure. One respondent suggested that although the indicative range suggested was appropriate it may be more desirable to have a slightly higher figure of 20-35 dwellings over the Plan Period taking into account the extant permission at Springfield Park.

**11. Do you agree with the proposed development boundary for Clee Hill?**

All respondents agreed with the proposed development boundary including Caynham Parish Council. The Parish Council supported the proposed boundary and reiterated their desire for existing permissions to come forward first. The promoter of the site supported the inclusion of the site with extant permission in the boundary as it could enable improvements to the long standing permitted scheme.

**ONIBURY**

**12. Do you agree that Onibury should be a Community Hub?**

The inclusion of Onibury as a Community Hub was supported by all respondents to this question (7/7). CPRE South Shropshire area raised general concerns about protecting the

character and scenery of the countryside and the need to address the pressures that new housing development put on infrastructure. The Environment Agency stated that the protection of private water supplies was an important consideration.

**13. Do you think that the growth target of about 10-25 houses for Onibury is appropriate?**

All respondents (7/7) agreed with the growth target put forward for Onibury.

**14. Do you agree that site ONBY003 (0.34Ha), being land at Onibury Farm, should be allocated for 8 houses?**

The majority of respondents (86% 6/7) supported the inclusion of this site as an allocation. One respondent suggested potential for live-let units reflecting the employment uses in the converted barns adjacent to the site.

**15. Do you agree that no development boundary should be identified for Onibury?**

The majority of respondents (86% 6/7) agreed that there should not be a development boundary for Onibury.

**Alternative sites**

A number of additional sites were put forward for inclusion in the Plan. These were land south east of Church Close (ONBY005 - which has been subject to discussions for affordable housing) and land off Allcroft Close (ONBY006) which have been previously assessed. A new site at Bridge Farm for possible conversion, north of Pippin Cottage, and another new site at Whitty Tree to the west of Onibury were also put forward.

**Alternative sites in Place Plan area**

No alternative sites were put forward in the Place Plan area but alternative Community Hubs were suggested for Bitterley and Knowbury but not by the Parish Councils.



## Market Drayton Place Plan Area

### *Market Drayton*

#### **Question 1: Do you think that the target of a further 660 houses to be built in Market Drayton by 2026 is appropriate?**

The majority, 66% (23 respondents) support the target of 660 homes in Market Drayton while 24% (12 respondents) opposed the target. A number of people were concerned about the lack of facilities and infrastructure to cope with more development or that infrastructure needs to be improved before further housing is built. The following issues were also raised: no need for more housing because of number of vacant properties and houses for sale; consideration should be given to building single storey houses only; houses should not be built on the flood plain; jobs are needed to support housing; a higher number of houses could be accommodated; targets should be seen as minimums; affordable housing is required; Market Drayton already has the facilities and services to support a much larger community; housing is supported provided that consideration is given to managing the pressure that it would bring to existing facilities and the retention of environmental and recreational facilities.

#### **Question 2: Do you think that the target of 16 hectares of employment land to be provided in Market Drayton by 2026 is appropriate?**

77% of respondents (23 people) support the employment land target for Market Drayton with 23% (8 people) against. In support, the issues raised were: Market Drayton is the most dynamic of the settlements in the North East Zone and there has been a healthy take-up of serviced employment sites; employment land will complement the proposed residential allocations and help to redress the net outward flow of commuters from the town; access around the town is good; support as long as local people are employed; need for more local work opportunities as future transport will be an issue; target should not be seen as a straightjacket if development is delivered early; an additional site at Spoonley is proposed. Other respondents raised the following concerns; a significant proportion will be taken up by timberyard, potentially leaving insufficient land to meet Market Drayton's employment needs; already many redundant buildings in the area which should be regenerated before greenfield land used; promote and regenerate town centre instead; no projections of demand or indication as to what type of employment has been seen; the area is too large and unlikely to be taken up before 2026; without the increase in population there will be less need for this; where will we grow our food if we build on this land?

#### **Question 3: Do you agree that site MD030-part (4.03Ha), being land off Rush Lane (west), should be allocated for about 110 houses? The proposed development would be subject to access improvements, cycle and pedestrian links towards the town centre, the provision of open space and a landscaped buffer along the A53 bypass.**

A majority of respondents, 68% or 23 people, supported the proposed allocation of this site and 32% or 11 people were against. Of those who commented four considered it a logical extension within the bypass and in a sustainable location and another considered made the point that the site had limited wildlife valued compared to the Tern Valley, as it is improved pasture grassland. Another accepted that the Preferred Options sites are appropriate as long as there is a genuine need for housing. The site promoter, while supporting the site, considered that the exact number of dwellings should not be set at this stage, a flood risk assessment was being undertaken to assess the extent of the flood zone area, which could be utilised as open space and that it was not considered appropriate to create a new access off the A53, although it would be feasible if required. The following concerns were also expressed, however: loss of greenspace; flood issues, increase in traffic; noise and light

pollution; density of housing; impact on wildlife; increase of existing sewage problems. Some residents in the Rush Lane requested that if development were to take place, there should be single storey housing in the vicinity of the existing bungalows. There was also concern that the sports field should remain inside the bypass for safety reasons.

**Question 4: Do you agree that site MD030-part (9.48Ha), being land off Rush Lane (east), should be allocated for about 214 houses? The proposed development would be subject to access improvements including a new access off the A53, cycle and pedestrian links towards the town centre, provision of appropriate flood mitigation measures, provision of open space and a landscaped buffer along the A53 bypass.**

62% (21 people) supported the allocation of this site for housing and 38% (13 people) were against. Of those who gave support to the site, a number considered it a logical extension within the bypass and in a sustainable location and another considered made the point that the site had limited wildlife valued compared to the Tern Valley. The site promoter, while supporting the site, considered that the exact number of dwellings should not be set at this stage, a flood risk assessment was being undertaken to assess the extent of the flood zone area, which could be utilised as open space and that it was not considered appropriate to create a new access off the A53, although it would be feasible if required. A number of respondents expressed concerns regarding: the loss of agricultural land or green space; the lack of facilities in the town to cope with more development; impact on wildlife; increase in traffic; an increase in existing sewage problems; a new access being provided on the already dangerous A53; flooding issues and a concern about increased run off; too many houses or lack of need for houses; opposition to the proposed cycle and pedestrian links to Rush Lane as these may become a place for youngsters to hang out; loss of privacy; residents own part of the land on Rush Lane and therefore need to be consulted; the existing sports field should not be moved across the bypass as it would be dangerous for children and lead to more car journeys.

**Question 5: Do you agree that sites MD010 & MD028, being land between Croft Way and Greenfields Lane (3.62Ha), should be allocated for about 76 houses? The proposed development would be subject to access improvements at Greenfields Lane, footpath and cycle links through the site towards Greenfields Lane and the former railway towards the town centre and to the provision of open space within the site.**

78% of respondents (25 people) supported the allocation of this site for housing and 22% (7 people) against. In support respondents commented that this site is a sustainable location, close to facilities including the recreation facilities at Greenfields Lane, could be suitable to provide the initial amount of Market Drayton's housing requirement and would have a lesser impact on wildlife than development in the Tern Valley area. The site promoter also commented that preliminary traffic assessments show that access could be achieved utilising an access that effectively formed an extension to the existing Hampton Drive and that all 3 sites offer the opportunity to provide pedestrian and cycle routes linking the sites to existing networks. There was, however, concern that the former railway should not be built on due to its wildlife value, that the open nature of the area should be retained as such spaces are important for the wellbeing of residents and that the proposed open space within the development would be used as a meeting point for older children due to the lack of facilities in the town. Concern was also expressed about the potential loss of the Greenfields Sports facility, as the site provides one of the best natural, level, free draining sites for miles around and that the facility should remain within the A53 bypass for access and safety reasons.

**Question 6: Do you agree that the Sych Farm site (16Ha) should be allocated for employment land?**

81% of respondents (26 individuals) agreed that the Sych Farm site should be allocated for employment development and 19% (6 individuals) disagreed. The site promoter points out that Phase 1 of the Sych Farm site has proved a successful location for employment having delivered jobs and inward investment and considers that there is no appropriate alternative location due to constraints elsewhere in the town. Others have agreed that the existing development at Sych Farm is an obvious nucleus for expansion, having good vehicular access and being within easy walking and cycling distance from the town. However, some concern was also expressed, the issues being: doubt about the capacity of the existing access to cope with further development; that the proposed timber yard could take up 40% of the site leaving insufficient land for future employment needs and that a larger area of land should be allocated and that development will not improve the attractiveness of the town for visitors. One respondent suggests that an additional site opposite Spoonley Farm should be allocated for employment uses.

**Question 7: Do you agree with the proposed Primary Shopping Area for Market Drayton?**

30 individuals responded to this question, of whom 26 or 87% agreed with the proposed Primary Shopping Centre for Market Drayton and 4 or 13% disagreed. Of the comments received, two people considered that Stafford Street should be included within the primary area, one because the number of boarded up shops on a main entrance reflects badly on the town. There was also concern about the type of shops and the need to promote the town's market identity supporting locally produced goods rather than larger nationals, takeaways or charity shops. The proposed Sainsbury's development and the existing Morrison's store were also considered to weaken the viability of the town centre.

**Question 8: Do you agree with the proposed new development boundary for Market Drayton? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

The majority of respondents (60%, 18 respondents) agreed with the proposed development boundary for Market Drayton and 40% (12 respondents) disagreed. A number commented that they supported the revision of the development boundary, one considering that it should also include the dedicated employment uses referred to in the Preferred Options document, should they be approved. There was also concern expressed, four considering that it was unnecessary to change the existing boundary. Another comment made were that development on the north side of the A53 would divide the town and that there would be an increased risk to safety, environmental implications as there would be more car journeys and there was no natural boundary beyond the A53 so little to stop Market Drayton becoming a sprawl. One respondent considered that Market Drayton's southern boundary is as far as it should go, as it's a natural boundary, the majority is flood plain, wildlife habitat and the surrounding highways are currently unsuitable for more development. A further comment was made that to limit development inside the A53 means that the town will lose more internal green space and two site promoters considered that their sites should be included within the development boundary.

**Adderley**

**Question 9: Do you agree that Adderley should be a Community Hub?**

17 people responded to this question, 15 of whom (88%) agreed that Adderley should be a Community Hub and 2 (12%) disagreed. One person has suggested a site between Adderley and Spoonley for development.

**Question 10. Do you think that the target of about 25 houses to be built in Adderley by 2026 is appropriate?**

Of the 17 people who responded to this question, 14 (82%) considered the target of about 25 houses to be appropriate and 3 (18%) did not. One person considered that development would help to keep the school open and one other that there appeared to be insufficient land to accommodate 25 dwellings, without compromising the rural appeal of the village.

**Question 11: Do you agree with the proposed development boundary for Adderley?**

17 people responded to this question, 94% of whom (16 people) agreed with the proposed development boundary for Adderley and only one (6%) did not. No other comments were made.

***Cheswardine***

**Question 12: Do you agree that Cheswardine should be a Community Hub?**

73% of the 22 people who answered this question agreed that Cheswardine should be a Community Hub and 27% (or 6 respondents) disagreed. Two commented that it was appropriate due to the range of services and facilities in the village, although one considered that because Cheswardine had lost the majority of its services over the last few years and is accessed via narrow roads, it was unsuitable for further development. One other response was made that further information was required such as spatial capacity, environmental impact, current and forecast need etc. before the question could be answered adequately.

**Question 13: Do you think that the target of about 50 houses to be built in Cheswardine by 2026 is appropriate?**

A majority of the 23 responses received to this question (65%) agreed that the target of approximately 50 houses was appropriate for Cheswardine, with 35% (8 respondents) disagreeing. Comments made in support of the scale of development were that Cheswardine is ideal for young families and that affordable housing for local people is needed to keep the community spirit and support the school. There was concern that the character of the village needed to be retained if it were to support further growth. A number commented on the scale of development either that there should be a higher target or that a lower number, perhaps 40 or 10 due to the capacity of the road network or the amount of development already with planning permission. Others commented that there was no need for further housing, that there were empty homes or properties for sale and that the village infrastructure won't cope with the scale of development proposed. Cheswardine Parish Council has responded that, following an open meeting in village, it no longer supports further development in village.

**Question 14: Do you agree that site CHES001 (0.42Ha), being land at New House Farm, should be allocated for about 12 houses?**

21 responses were received to this question, 15 of whom (71%) agreed that land at New House Farm should be allocated for development. The remaining 6 (29%) disagreed. One respondent considered the site appropriate but that additional land should be allocated to meet the growth target for the village. Another considered that affordable housing should be included within the site. Concerns about the site were that there was insufficient community gain; Westcott Lane is unsuitable for additional dwellings; impact on adjacent dwellings; outside current development boundary; away from the central core of the village and that development would extend the village so that it will soon join Soudley.

**Question 15: Do you agree with the proposed development boundary for Cheswardine? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

76% of the 21 respondents supported the proposed development boundary for Cheswardine and 24% (5 respondents) were against. Comments made were that Westcott Lane/Marsh Lane provides an obvious and defensible southern boundary to the village and that the development boundary to the south of Lawn Lane was important to protect the Conservation Area and its setting, the Scheduled Ancient Monument and the pond and its habitat for great crested newts. Proposals have also been made to extend the development boundary to include land south of Rose Cottage, land north of Haywoods Lane and land off Copelea and Podmore Road.

***Childs Ercall***

**Question 16: Do you agree that Childs Ercall should be a Community Hub?**

16 people responded to this question and 15 of these (94%) agreed that Childs Ercall should be a Community Hub with one (6%) disagreeing. One respondent provided further comment in support. The respondent considered that Childs Ercall has good transport links to Market Drayton and Newport and as such constitutes a sustainable settlement with capacity for managed growth, including affordable housing and employment which would secure the survival of the village and provide a balanced rural community. There is a need, however, to consider the policy position within the context of the identified needs of the parish through either the Place Plan or Parish Plan.

**Question 17: Do you think that the target of about 10 houses to be built in Childs Ercall by 2026 is appropriate?**

A majority of respondents, 87% or 13 people, considered that the target of approximately 10 dwellings was appropriate for Childs Ercall, with 2 (13%) in disagreement. Four people commented on the target, all of whom considered there to be scope to increase the target. A respondent, promoting a site, added that there is likely to be a need for affordable housing and for accommodation to allow young people to remain in the village, that it was not appropriate for the target to be satisfied by windfall alone Childs Ercall having previously been considered suitable for housing allocation.

**Question 18: Do you agree with the proposed development boundary for Childs Ercall?**

16 people responded to this question, 14 (87.5%) agreeing with the proposed development boundary for Childs Ercall, 2 (12.5%) were in disagreement. One person considered the development boundary should be amended for the purposes of housing allocation to include a mixed development of market units and affordable. This site would also be suitable and available as an exception site for affordable housing or for the purposes of a gypsy and traveller site.

***Hinstock***

**Question 19: Do you agree that Hinstock should be a Community Hub?**

Of the 20 people who answered this question, 18 (90%) agreed that Hinstock should be a Community Hub and 2 (10%) did not. Two people provided further comments stating that Hinstock is an important village with good facilities; that there are good communication links



via the A41 which means that the village could sustain such development and that growth would help the local pub to become a more attractive business proposition.

**Question 20: Do you think that the target of about 63 houses to be built in Hinstock by 2026 is appropriate?**

19 people answered this question, 13 or 68% agreeing with the target of approximately 63 houses to be built in Hinstock and 6 or 32% disagreeing. Of those who provided comments, two suggested that Hinstock had capacity to accept a higher target, the Parish Council consider that there should be a maximum of 60 houses, with one respondent considering that the target is far too high. One respondent stated that the development of land between the village and the bypass would only produce more of the same form of estate type development, which is inappropriate for the village and that sites away from the By-pass should be identified and built upon. Two respondents stated that they would object to the development of land now in use as allotments. One person commented that development was needed to keep the school open.

**Question 21: Do you agree that site HIN002 (0.56Ha), being land west of Manor Farm Drive, should be allocated for about 8 bungalows?**

14 people (74% of those responding) agreed that the site HIN002 should be allocated for approximately 8 bungalows, with 5 disagreeing. The site promoters wish to see consideration given to lightly higher density of housing and that as the immediate area is surrounded by two storey family it would be more appropriate to have a mix of house types rather than single storey. Another respondent questions whether bungalows would be the best use for the land. Hinstock Parish Council have reiterated preference for 8 bungalows. A further comment has been received that the site is too close to the A41 and air pollution.

**Question 22: Do you agree that site HIN009 (2.25Ha), being land at Bearcroft, should be allocated for about 30 houses? The proposed development would incorporate an extension to the existing recreation area, including a sports pavilion, bowling green and additional amenity area.**

19 people responded to this question, 13 of whom (68%) agreed that HIN009 should be allocated for approximately 30 houses with 6 (32%) against. Hinstock Parish Council support the site for the development of 30 dwellings but with an access off Chester Road to the north of the site. Some comments have been made expressing doubts about the deliverability of an access in this location due to the proximity of the A41 junction. One comment has been made that the improvements to the village's sports facilities which this development would facilitate would be very beneficial, while another states that this is an obvious site between the bypass and the existing village with good access to services and which prevents incursion into the undeveloped countryside. Another comments that while new houses are needed a better site could surely be found.

**Question 23: Do you agree with the proposed development boundary for Hinstock? Please note that sites allocated for development, if confirmed, will be incorporated into the development boundary.**

19 people responded to this question with 68% (13 people) supporting the proposed development boundary for Hinstock and 6 (32%) against. A number of comments have been made putting forward alternative or additional sites for housing, recreation and employment development. Support has been given for the exclusion of HIN003, which is in use as allotments, from the development boundary. One respondent proposes the removal of the development boundary and development of infill sites and brownfield land be given priority.

## **Hodnet**

### **Question 24: Do you agree that Hodnet should be a Community Hub?**

78% (18 people) of the 23 people who responded agreed that Hodnet should be a Community Hub with 22% (5 people) disagreeing. Of those who commented further the following points were raised: Hodnet has the potential to have a strong community and has the services and social aspects to support this; parts of Hodnet (derelict, waste ground) should be used for new housing; there should be a limited and appropriate number of dwellings in keeping with the village; Hodnet has poor infrastructure, the medical and school facilities are near maximum capacity, the last shop building is to become apartments and there is inadequate street lighting; there is enough housing already; and Hodnet should be considered for a hub only if there is clear and fair participation and involvement between the parish council and local community.

### **Question 25: Do you think that the target of about 77 houses to be built in Hodnet by 2026 is appropriate?**

24 responses were received to the question of whether the target of about 77 houses to be built in Hodnet is appropriate, 50% (12 responses) agreeing and 50% disagreeing. Of those who commented further a number expressed concerns about the number of houses proposed for the following reasons: no rationale or evidence that up to 77 houses are required; few if any employment opportunities; would have a detrimental effect on present community as well as proposed occupants; concern that it would introduce anti-social behaviour and parking problems; school already over-subscribed, medical surgery at full capacity and infrastructure including road surfaces, street lighting and sewage plant would be over-stretched; several properties have been empty or for sale for a long time, suggesting little need for new properties; number of houses proposed excessive for size of village; high density will not be in keeping with village; smaller number, approximately 20-25 units more appropriate; this is not limited development in keeping with parish vision statement. There was also support for more development with the comment that Hodnet could support more developments due to the spread out nature of the village and its facilities, its potential to be a buzzing village full of young families due to the range of services and facilities that exist and its location with good access to Shrewsbury and Telford for commuting.

### **Question 26: Do you agree that site HOD001 (0.38Ha), being land at the Divisional Surveyors Sub Depot, Old Auction Yard, should be allocated for about 12 houses?**

A majority of 62.5% (15 people) of the 24 who responded to this question agreed that HOD001 should be allocated for approximately 12 houses with 37.5% (9 people) disagreeing. Whilst the majority of those who commented considered that the site was suitable in principle, a number considered either that 12 houses should be the maximum or that a lower number of houses would be appropriate. A comment was made that traffic is already at saturation point.

### **Question 27: Do you agree that site HOD009 (0.46Ha), being land behind Shrewsbury Street, should be allocated for about 10 houses? Please note that this development is subject to the provision of a village green fronting Station Road, the enhancement of the public footpath which runs along the back of existing properties and the provision of a footway between the new road junction at Station Road and Shrewsbury Street.**

24 responses were made to this question. Of these, 13 (54%) supported the allocation of HOD009 for approximately 10 houses and 11 (46%) against. A number of points were raised

against the proposal, with the following comments made: fewer houses should be permitted; impact on tranquillity, environment and wildlife; no proven rationale or evidence of need to support development; site is in a Conservation Area; would be better used as public parkland; land could be accessed off Abbots Way if lower density development permitted and this would be more in keeping with existing properties; no need for another village green as there is already a park and recreation area in Hodnet; enhancement of public footpath should be carried out regardless of development; density proposed will turn area into a car park with incidental housing.

**Question 28: Do you agree that site HOD010 (1.11Ha), being land off Station Road, should be allocated for about 30 houses? Please note that this development will be served by a new access off Station Road and is subject to the provision of a village green fronting Station Road, the enhancement of the public footpath (no. 6) which runs along the back of existing properties and the provision of a footway between the new road junction at Station Road and Shrewsbury Street.**

23 responses were made to this question with 52% (12 responses) against the proposed allocation of HOD010 for approximately 30 houses and 48% (11 responses) in support. The following concerns about the proposed development of this site were raised: density of the proposed development too high; no rationale or evidence to support housing; disruption to existing occupants of Abbots Way; loss of open space for walkers; loss of agricultural land and loss of views of countryside.

**Question 29: Do you agree that site HOD011 (0.29Ha), being land at Shrewsbury Street Farm, should be allocated for about 10 houses?**

22 responses were received to this question, 12 of whom 55% supported the allocation of land at Shrewsbury Street Farm for approximately 10 houses, with 10 (45%) against. Comments raised were that fewer houses should be built; rural properties should be designed with space around them; the site is in a Conservation Area; no proven need or rationale to support development and that the site could be accessed off Abbots Way.

**Question 30: Do you agree with the proposed development boundary for Hodnet?**

Of the 24 responses to this question, 14 (58%) supported the proposed development boundary for Hodnet and 10 (42%) were against. Of the comments received 3 supported the development boundary apart from the inclusion of HOD010. Comments were also made that the boundary was too restrictive for the amount of development proposed; that local people should decide the fate of their villages; and that there are suitable plots off Websters Lane and Station Road outside the proposed boundary.

### ***Woore, Ireland's Cross and Pipe Gate***

**Question 31: Do you agree that Woore should be a Community Hub with Ireland's Cross and Pipe Gate?**

19 responses were made to the question, 16 of whom (84%) agreed that Woore should be a Community Hub with Irelands Cross and Pipe Gate. 3 respondents (16%) did not agree. Of the comments made the following points were raised: the 3 areas clearly have a functional link and combining them together gives the best opportunity to consolidate service delivery; the Parish Council has not included local residents in determining the extent of future development; and that Norton in Hales should be made a Community hub.

**Question 32: Do you think that the target of about 90 houses to be built in Woore, Ireland's Cross and Pipe Gate by 2026 is appropriate?**



A 75% majority (12 respondents) agreed that the target of about 90 houses to be built in Woore, Ireland's Cross and Pipe Gate is appropriate, with 4 respondents against. Of the comments received the following points were raised: existing commitments will provide more than enough development; more houses are needed to help to retain services and address the needs of the community; as one of the most sustainable villages in the North East Spatial Zone, Woore should have a higher target to enable the Core Strategy target for rural areas to be delivered; consideration should be given to allocating sites rather than relying on windfall. Woore Parish Council commented that they now support an additional 50 properties and also that they are considering the possibility of a 'micro hydro-electric generation' scheme on the River Tern between this Parish and Market Drayton and consider that this possible venture be entered into the SAMDev Plan. A comment was made that Norton in Hales should have an allocation of housing also.

**Question 33: Do you agree that no development boundary should be identified for Woore, Ireland's Cross and Pipe Gate?**

16 responses were made to this question, 69% of whom (11 responses) agreed that no development boundary should be identified for Woore, Ireland's Cross and Pipe Gate with 31% (5 responses) in disagreement. Three people commented further that a development boundary should be drawn to avoid ambiguity over where development would be permitted. A further comment was made that it would be difficult to identify a meaningful boundary encompassing Woore, Ireland's Cross and Pipe Gate and that the absence of a settlement boundary would provide greater flexibility should it be necessary to identify additional land later in the plan period.

***Colehurst, Tyrley, Woodseaves (Sutton Lane), Woodseaves (Sydnall Lane)***  
**Question 34: Do you agree that the settlements of Colehurst, Tyrley, Woodseaves (Sutton Lane), Woodseaves (Sydnall Lane) should be a Community Cluster?**

A majority of respondents, 75% or 15 people, supported the identification of the settlements of Colehurst, Tyrley, Woodseaves (Sutton Lane), Woodseaves (Sydnall Lane) as a Community Cluster, with 5 of the respondents (25%) against. Comments in support of the Cluster were that development on appropriate sites would bring people to live and work in the area, support local amenities, including schools and businesses, and expand the outlook of the area. Comment was made that there was no wish from residents to increase the density of these hamlets; that development would increase traffic, noise and light pollution; and that there is no existing "community" within these settlements and that developing housing would not aid the development of a sustainable community in any way. Three respondents referred specifically to the proposed inclusion of Sydnall Lane in the Cluster, with the following points raised: no local services, facilities or community life; no apparent housing need other than affordable and agricultural workers houses which are already achievable under Policy CS5; no suitable brownfield or infill plots at Sydnall Lane; other more suitable sites in parish such as brownfield sites at Tern Hill and Crickmerry; access from Sydnall Lane to A529 is dangerous; wish to protect countryside and wildlife. One respondent refers to Norton in Hales which is considered should be included as a separate Hub or alternatively a Cluster with Betton and Ridgewardine.

**Question 35: Do you think that the target of about 10-15 houses to be built by 2026 is appropriate?**

19 responses were received to the question, 13 (68%) supporting the target of about 10-15 houses to be built in the Cluster, with 6 (32%) against. Of the comments received one considered that the area could support more housing. Concerns raised were that there was no evidence of need for additional housing; that brownfield sites should be used first,

that development should take place in villages with facilities such as Cheswardine or Hinstock; and that Sydnall Lane at present has a good mix of houses and more would have a detrimental impact to existing residents, there being no turning points on the lane, no infill or brownfield plots, no mains drainage or gas and development would lead to traffic and parking problems, noise and increase drainage difficulties.

**Question 36: Do you agree that no development boundaries should be identified for Colehurst, Tyrley, Woodseaves (Sutton Lane) and Woodseaves (Sydnall Lane)?**

A large majority, 88% (15 responses) agreed that no development boundaries should be identified for Colehurst, Tyrley, Woodseaves (Sutton Lane) and Woodseaves (Sydnall Lane) with 12% (2 responses) disagreeing. One respondent commented that there should be no development boundaries as the Sydnall Lane area should be kept as open countryside, while two comments were made that development boundaries would provide some certainty about future development locations and to protect the identity of the communities.

***Marchamley, Peplow and Wollerton***

**Question 37: Do you agree that the settlements of Marchamley, Peplow and Wollerton should be a Community Cluster?**

17 people responded to this question, 71% agreeing that Marchamley, Peplow and Wollerton should be a Community Cluster and 29% disagreeing. Two people commented further, both stating that Hodnet should be the central hub of this community cluster.

**Question 38: Do you think that the target of about 15 houses to be built by 2026 is appropriate?**

The majority of the 17 people responding to this question 65% (11 respondents) considered the target of approximately 15 houses to be appropriate, with 35% disagreeing. Of those who commented further, one felt the target to be reasonable but that the nature of development would need to be of a rural rather than urban character and a second respondent considered there to be great potential for more development in this area.

**Question 39: Do you agree with the development boundary for Marchamley?**

12 of the 13 people who responded to this question (92%) agreed with the proposed development boundary for Marchamley with one against (8%). One respondent wished to see the development boundary amended to incorporate a single plot for the development of one dwelling.

**Question 40: Do you agree that there should be a development boundary identified for Peplow?**

13 people responded to this question, 10 of whom (77%) agreed that there should be no development boundary identified for Peplow and 3 disagreed (23%). Comments made were that the lack of a centre to the settlement made it hard to designate a development area and that future applications should be considered on their individual merits.

**Question 41: Do you agree with the development boundary for Wollerton?**

10 people of the 14 who responded (71%) agreed with the development boundary for Wollerton with 4 (29%) against. Two people commented further, one stating that as the settlement is dispersed the development boundary should be removed and an allowance

made for windfall development and the second that the development boundary incorporated only a small part of the village and there may be other suitable areas for development outside.

### **Moreton Say**

#### **Question 42: Do you agree that Moreton Say should be a Community Cluster?**

13 people responded to this question with a majority of 85% (11 people) agreeing that Moreton Say should be a Community Cluster, 15% (2 people) were against. Moreton Say Parish Council commented that it would like Longslow and Longford to be included in the cluster.

#### **Question 43: Do you think that the target about 10 houses to be built in Moreton Say by 2026 is appropriate?**

10 of the 13 people who responded to this question (77%) agreed that the target of approximately 10 houses for Moreton Say was appropriate, 3 (23%) disagreed. No further comments were made.

#### **Question 44: Do you agree with the development boundary for Moreton Say?**

12 people responded to this question, all of whom agreed with the development boundary for Moreton Say. No further comments were made.

#### **Question 45: Do you agree that an extension to the existing quarry at Tern Hill quarry should be a preferred option for mineral extraction?**

Most respondents (90% of 19 respondents) support identification of the quarry as a preferred option. No response was received from the Parish Council. The site operator highlights the need to correct an error in the mapping of the extent of the proposed site.

#### **Question 46: Alternative Sites**

##### **Market Drayton**

1. Housing Site Reference: MD002 (Land of Adderley Road). This site is owned by my clients, Mr and Mrs Whittingham as part of their overall Sych Farm land holding. We promoted this site through the SAMDev (Issues and Options) explaining that this potential residential development site of approximately 4.5 ha. could deliver over 100 new homes, including affordable, and would complement the employment proposals at Sych Farm to form a mixed-use sustainable development. The Council's Site Assessment response considered that on balance the site is not suitable for allocation for development, primarily because of its location on the north side of the by-pass, separating it from amenity greenspace, a children's play area and primary school to the south. Amenity greenspace and children's play area can be provided within the development itself. A controlled crossing point on the A53 by-pass can be installed to allow pedestrians to cross and access public transport facilities within walking distance. The site has been identified in the past for potential employment allocation, but a residential allocation is felt more appropriate to deliver a mixed-use residential/employment location within close proximity to the town centre with its general services, facilities and amenities. Services are available for the site and the site has a long frontage to Adderley Road from where vehicular access may be taken. The Council are urged to reconsider the residential allocation of this particular site. It is developable and it is deliverable by Mr and Mrs Whittingham within 5 years.

2. I wish to protest against the proposal for housing on MD046 which is currently used by Fordhall Farm. This would jeopardise their ability to continue farming organically.
3. Increasing the housing in Market Drayton means the schools need to expand. The schools in their current sites do not have room for this. I suggest that all school sites the Drayton development boundy are sold for development for housing . The money raised pays for : 1) Pre-school through to sixth form college at the site proposed for the sports development. 2) A foot bridge linking Greenfields with the new school 3) Access to the new school site off the A53 4) Buy Greenfields as a social enterprise and develop, a sports hall, changing rooms, club house, astro turf, That all the school children can access . Encouraging sport from 3-70y. Improve Market Drayton Town FC facilities and the Rugby Club in line with RFU and FA rules especially sharing changing rooms, club house facilities
4. MD047 should be allocated for development purposes. Considered suitable for range of potential uses, residential, residential institution, specialist older persons' housing, commercial uses subject to market interest. Development would be contiguous with spur of development that has taken place and is planned for around Sych Farm. Site has suitable access, no beneficial agricultural use, is in single ownership and free from constraints.
5. No alternative sites are required for Market Drayton. Given the state of the housing market and the numbers of empty houses in the town, this should be the main focus of the Council.
6. Objects to development on MD031/09 and MD036/09 proposed by site promoters. Development would be contrary to the Market Drayton Community Partnership's Action Plan which seeks to protect the Tern Valley as a "living landscape". This initiative seeks to reflect the wishes of the vast majority of the town's respondents to survey. Within Tern Valley Area of Special Environmental Interest and development would surely be detrimental to what is currently an important wild life habitat, including otters and water voles. Flood risk, these sites being situated substantially within 'flood zone 2'
7. Objects to development on MD031/09 and MD036/09 proposed by site promoters. Flood risk and development would jeopardise part wooded, natural wildlife habitats.
8. Objects to development on MD031/09 and MD036/09 proposed by site promoters. Flooding and wildlife issues.
9. Objects to development on MD031/09 and MD036/09 proposed by site promoters. Flooding, traffic and wildlife issues. Many more suitable development sites in town.
10. Objects to development on MD031/09 and MD036/09 proposed by site promoters. Forms natural buffer for wildlife and environment between town and country. Traffic Issues. Alternative sites have been identified.
11. Objects to development on MD031/09 and MD036/09 proposed by site promoters. Integral part of Tern Valley Area of Special Environmental Interest. Haven for wildlife including water voles. Wooded semi-natural area with many mature trees. High flood risk.
12. Objects to development on MD031/09 and MD036/09 proposed by site promoters. The sites have wildlife value and are part of the Tern Valley Area of Special Environmental Interest, affected by flooding from river and also subterranean water.
13. Objects to development on MD031/09 and MD036/09 proposed by site promoters. Traffic congestion, flood risk, existing sewage problems in area, wildlife habitat including water voles and otters.
14. Objects to development on MD031/09 and MD036/09 proposed by site promoters. Traffic congestion, visual impact, loss of greenfield site close to town of which there are few remaining, flood risk, loss of wildlife habitat. Within Area of Special Environmental Interest.
15. Objects to development on MD031/09 and MD036/09 proposed by site promoters. Visual impact, within Tern Valley Area of Special Environmental Interest, flood risk, greenfield land outside development boundary.

16. Objects to development on MD031/09 and MD036/09 proposed by site promoters. Within Tern Valley Conservation Area which allows wildlife to thrive undisturbed. Within flood plain.
17. Objects to development on MD046 proposed by site promoter. Would damage viability of Fordhall Farm which is valuable tourism and educational facility.
18. Objects to development on MD046 proposed by site promoter. Would damage viability of Fordhall Farm which is valuable tourism and educational facility.
19. Objects to development on MD046 proposed by site promoter. Would damage viability of Fordhall Farm which is valuable tourism and educational facility. Farm and community initiative employs 25 local people. Farm supports an abundance of wildlife.
20. Objects to development on MD046. Fordhall Farm a growing tourism and educational facility, half a million £ having recently been invested. Field forms a vital part of our organic farming system and development would affect viability of farm. Success of Fordhall Farm relies on it being treated as an integrated whole. Farm depends heavily on the few sandy and free draining fields near the A53 where cattle spend winter. MD046 constitutes approximately 40% of the farm's free draining land. Farm supports abundance of wildlife including otters and water voles. Jobs would be at risk if land developed. Farm employs 7 people and community trust approx 20 local people. Fordhall Farm is England's first community owned farm and has received worldwide media coverage.
21. Objects to development on MD046. The Cottage Field is integral to the entire farm business which employs a number of local people and redundancies may have to be made if the farming enterprise was reduced in scale. The FCLI is a significant employer in the locality and provides tangible local community benefit. Field is of high ecological importance and is adjacent to SAM and development may have unacceptable impact on it.
22. Objects to proposal to develop MD046 proposed by site promoter.
23. Please refer to the representations submitted by HOW Planning on behalf of Danbank Developments Ltd, John Bratton and his late brother's trustees along with the Williams Family relating to land at Rush Lane and land at Greenfields Lane.
24. Propose that MD046 is allocated for employment use. Has capacity to provide on site parking at requisite levels and cycle and pedestrian links to key services in Market Drayton. No significant constraints. Site will meet demand for employment premises over plan period. Provides a key location for employment growth with excellent access to A53. In single ownership, all services accessible. There has been active interest from a commercial company. Would provide suitable and sustainable location for employment development in close proximity to Market Drayton.
25. Proposes MD011 for development. A high quality residential scheme could be developed on this site, in a key position on one of the gateway access routes into the town. Existing vehicular access directly onto site frontage, but also scope for shared access with the adjacent Raven House entrance/car park. Flood risk assessment carried out in 2010. No other known constraints. Former planning permission (now expired) for high density housing scheme on frontage part of site. Brownfield site with scope for high density residential development, complementary to the adjacent Raven House development
26. Proposes MD031 for development of 8 river houses with gardens running down to river and 5-6 starter homes parallel with Walkmill Road with a buffer of trees between the two. Access could be provided off Sutton road, site has not flooded in 40 years, not a designated wildlife site. Tern Valley Area of Environmental Interest does not preclude development.
27. Proposes MD034/09 for inclusion within the development boundary. Residential development on 3 sides, represents a logical and sustainable rounding off, with Bottom Lane forming a clearly defined development boundary. proposal will not physically nor visually encroach upon the open countryside, nor would it adversely impact on the quality or appearance of the landscape setting. Due to its limited size, sloping gradient,



- the presence of trees, and the fact that the site is surrounded on 3 sides by residential development, there is no prospect of future agricultural use.
28. Proposes MD040 & MD041 for marina, leisure and recreation employment land. Site has strong linkages to Market Drayton and surrounding hinterland and has potential to create tourist destination that could be catalytic regenerative tool that would benefit town. No significant environmental factors. Majority of trees would be protected. Proposed sports facility at Longslow House Farm would be better located here.
  29. Proposes MD045 for development. As part of a wider exercise, the existing recreational facilities could be relocated to a more and accessible suitable location within the town, and the present site could be considered for further housing, subject to existing constraints. Current access along Greenfields Lane has limitations in terms of its standards, and although improved in recent years by the connection to the adjacent housing estate, the the existing width of the highway abutting the sports playing pitches is not to a standard to adequately cater for high volumes of traffic. No known flood risk and no known environmental or archaeological constraints.
  30. Reference MD046. This refers to land at Fordhall Farm which is a Community Land Trust farm and run by tenants whose father developed an unusual but successful way of not using any fertiliser on the land so the meat produced by the animals grazing on it is organic. There are many volunteers who work regularly on the farm and there are also thousands of people worldwide who have bought shares in the Land Trust and are very committed to ensuring that the farm continues to operate in its present form. There are also national celebrities, including Prince Charles, who support the farm and the way that it functions. Locally, the farm has engaged with schools and offers a range of opportunities for young people to learn about food growth and organic farming; the educational aspect of the farm has been considerably extended to the wider community of Shropshire and beyond. Any change of use to the land at Fordhall would result in considerable negative publicity for whoever agreed it. I would personally like to recommend that there is no change of use.

### **Cheswardine**

31. CHES004 - land adjacent Rose Cottage is a natural and logical extension to the adjacent CHES007 site, which already has consent for 24 dwellings.
32. Cheswardine - CHES005 is proposed as a suitable alternative site to the preferred option. A sympathetically scaled and designed development is proposed which compliments the village whilst providing self-build opportunities. Hinstock - HIN001 is a proposed alternative site to the land at Bearcroft which doesn't appear to be accessible from the A529 (Chester Road). Market Drayton - MD036/09 is proposed as an 'additional' site, as opposed to an alternative site, which is capable of accommodation circa. 10 dwellings. Marchamley - an amendment of the development boundary to include a small parcel of land at Chirbury Farm capable of accommodating 1 additional dwelling. Additional information has been forwarded to Shropshire Councils planning policy team.
33. CHESWARDINE SITE CHES004 Notwithstanding the proposed allocation of allocation and redevelopment of the farmstead at New House Farm, it is considered that there would still be a need to either modify the proposed development boundary of Cheswardine or make a further small housing site allocation to help deliver the Parish Council's aspirations for housing during the course of the Plan period. A proportion of the balance could be delivered through the allocation of a site extending to approximately 0.20 hectares located immediately to the south of Rose Cottage, off High Street. This site has previously been advanced at the Issues and Options stage and also by way of the Strategic Housing Land Availability Assessment (SHLAA), the site reference for which is CHES004. The site is well-related to the built form of the village and the proposed residential development at Cheswardine Farm. Development

of the site would not breach the defensible physical boundary to the south of the village which is defined by Westcott Lane / Marsh Lane and would contribute to the logical rounding off of the southern fringe of the village. The site has been identified within the SHLAA as a 'site with future potential' and is available and deliverable.

34. Proposes land at CHES005 as alternative or additional allocation. Well designed, low density residential development to be targeted at self-builders to develop both open market and affordable homes are proposed.
35. Proposes land at CHES006 for approx 5-6 houses.
36. Proposes land at CHES009

#### **Childs Ercall**

37. A plan is attached incorporating that land identified in Question 17 (CER001) for the purposes of housing allocation to include a mixed development of market units and affordable. (Question 18 is also relevant as to the proposed development boundary.) If notwithstanding the above submissions, the Council does not consider the site as an allocation for housing, the site is suitable as an exception site for affordable development, having regard for the facilities and services located within the village and it should be allocated for that purpose. Whilst it is more sustainable and desirable to mix market dwellings with affordable units, rather than to isolate the affordable units at the edge of a village, the location of this site is such as to enable occupiers of affordable units to feel a part of the community and have ready access to facilities within the Hub. In the alternative, this location is also suitable for the purposes of a gypsy and traveller site, being a Community Hub with transport links to Market Towns. The site is reasonably accessible to services and facilities, it is of a sufficient size to incorporate appropriate design and screening and it has suitable access and ample space to provide for parking and manoeuvring. Indeed, both business uses and recreational facilities for gypsies/travellers using the site could also be accommodated. It should be noted that there is an identified need for gypsy/traveller pitches in this part of the County and that this site would seem to meet the necessary criteria.

#### **Hinstock**

38. Affordable housing site needs to be specified as either old A41 Newport Road or from a widened Marsh Lane. The Parish Council is very keen that HIN003 to stay as allotments. The land was cleared and fenced using public money, and the Allotment Holders have worked very hard to develop the allotments. Councillors feel that there is a much better site in the Parish for affordable homes. HIN001 is not supported by the Parish Council at the present time.
39. HIN007 proposed for residential development of approx 80 houses, phased over the plan period or perhaps extending beyond. Close to village facilities and could link two parts of village together. Access directly off main highway. Foul sewerage capacity available. Not at risk from flooding, screened from road by mature trees and hedges. Open space for community use could be incorporated into development.
40. Objects to development of HIN003, proposed by promoter. To lose the allotment land would be a real blow to the village.
41. Objects to development of HIN003, proposed by site promoter. Allotment site which is valued community facility.
42. Proposes HIN011 for development.
43. Proposes HIN017 for residential allocation. Existing business on site needs to expand to large warehouses which cannot be accommodated on this site. Residential development could be seen as enabling development essential to fund moving existing business to Ollerton. Would have benefit of retaining existing employment and creating additional jobs. Existing commercial use of site would be replaced by residential proposals with lower impact on landscape in terms of scale and massing. Extremely unlikely that alternative commercial operation could be found for site.

44. Proposes land at HIN001 as alternative to HIN009, as latter has access constraints. HIN001 could provide housing and recreation facilities.
45. The site indicated on the attached plan, located to the east of the main road running through the village, would be a realistic alternative or additional housing site to the sites indicated as the preferred option in the SAMDev consultation paper. Development of this site would unify the northern and southern elements of the village, and thus help create a more cohesive community. The site is close to all the main village facilities, and has ready access and drainage opportunities.
46. The site shown on the accompanying plan, being OS 5073 located to the south of the former Dale House Garage off Marsh Lane, Hinstock would be ideal for development as a rural employment site, in that it is situated just outside the built up area of the village, so there would be minimal chance that any of the employment uses would cause loss of amenity to any residential property, but very close to the A41(T) By-pass, meaning that any industrial traffic associated with the use would not have to travel through the village in order to access the main County Highway network. The site is well screened from view and lies immediately adjacent an existing small employment site. It is flat, and well drained, in short ideal for such use. Its development for employment uses would provide local jobs and reduce the resident's dependence on the motor car for transport to other employment areas. The development boundary for the village should be adjusted to include this site, with a specific allocation for employment uses.
47. The village of Hinstock has an alternative site off the old A41 (now the A529) road at the old garage (grid reference SJ695259). The site is brownfield and extends to around 0.5 acres. The site is outside the central core of the village but would provide an accessible, suitable and deliverable housing option.

#### **Hodnet**

48. We would like to put forward the plot of land off station road between The White House and 60 College Houses TF9 3JF. This land is currently an old orchard and houses stabling for one equine. We would like to suggest that this plot of land be approved for no development to be used as a private residence. We would ideally put forward a timber frame construction 3/4 bed detached home of around 150m<sup>2</sup> with traditional features to be sympathetic to the Georgian facade of the College Houses Terrace. This plot of land currently belongs to my parents. I have lived in Hodnet all of my life and my partner is also local (Waters Upton). I play an active part in the Hodnet community and really believe that Hodnet's potential is currently not fully realised with respect to the community spirit of the village. My job is situated in Battlefield, Shrewsbury and I volunteer for a musical charity in Market Drayton, therefore Hodnet is an ideal situation. In the current economic climate, it would be impossible for my partner and myself to buy a first home in the village or surrounding area and we feel very strongly that this is somewhere where we would like to settle down in a long term family home. Both having lived in a rural area for all of our lives we would not feel comfortable living in an estate development in a town which realistically would be the only sort of house that we could afford. Building on this plot of land would not impede on the general ambience of the road as it is an infill piece of land. Access is good and as you know, mains sewage has recently been installed in the fields behind to service this line of development. My parents are elderly and living close to them would allow them to remain in their home and village throughout their retirement and old age without having to worry about being isolated within a rural area. We also have livestock and myself remaining in the local area would allow me to help them manage this aspect of their lives also. In conclusion, we feel that our connections to Hodnet are strong and we could offer the village a great deal in the near future and in the long term.

#### **Norton in Hales**



49. I think that Norton in Hales should be made a Hub or alternatively a Cluster with Betton and Ridgewardine.
50. Proposes development site off Bearstone road to include low cost accommodation alongside live work units in an attempt to stimulate local commercial activity in the village. The low cost element does not have to be encumbered by housing association overheads and added cost. The free hold could be visited in the parish council with annual ground rents and leased. All the property should have solar cell panels fitted as standard, heated by ground heat pumps with high spec insulation factored in for maximum efficiency. An extensive tree planting scheme would not only enhance the visual impact of the development but (completed with the above) would reduce the carbon footprint of the ongoing activity on site. Based on 99 year lease the parish will always be able to have a future influence on local housing much as the structure of Alms Housing. The most rewarding social mix for the village would be a number of low cost housing, some live work and some open market housing thereby emulating the idyll of a traditional village both in scale and type of housing and the various aspects of social cohesion.
51. Proposes land to rear of Beckside Cottage, Norton in Hales for residential development. Site is bounded along north east boundary by a brook forming a natural boundary to village. Aim to construct highly efficient sustainable buildings, including 3 live work properties and allow future needs of village to be catered for by having serviced plots laid out so that building can take place when local needs arise. Hedging and tree planting within site to provide wildlife habitat. Aim is for a partnership of like-minded villagers to achieve enhanced future for village.

#### **Spoonley**

52. I would suggest that the 15.36 acres which at present is agricultural land opposite Spoonley Farm, but is not owned by the local farms would be ideal for employment land, services or housing.

#### **Sutton upon Tern Parish**

53. Proposes area at Sutton Lane, Woodseaves (WOO003), immediately adjoining the twelve houses at Hillside. Would be ideal for some development. The land is free draining and the sewerage pipeline goes across the corner of the field from the Hillside houses to the sewage beds. Water and electricity are available close by. We believe it is by far the most suitable site in Sutton Lane for a limited development. However there is also the possibility that Sandy Lane, down the side of the Four Alls Pub, has an area which could be suitable as it is also a quiet lane with limited housing already there.
54. See our comments on the main part of the submission but in brief if the Parish residents agree there should be more housing (no engagement from Parish Council as yet....) then more appropriate would be brownfield sites at 1. Tern Hill - Stormy Petrel pub currently not a business and up for sale. 2. Crickmerry - Garage site on the A41 currently for sale.

#### **Woore**

55. Object to development of WOR009 proposed by site promoter. Access to any proposed public facilities such as bowling green and/or tennis courts, or a club house would lead to gross overuse of the residential road currently serving the residents at Grove Crescent. Proposal to build 25 houses, plus leisure facilities would constitute over intensified development. Concern that Woore Parish Council is now supporting further development but has not consulted local community. Land is agricultural, managed organically and required for food production. Proposed 'additional' public facilities listed as tennis facilities and bowling green, are already catered for either within Woore

- village or should become available at the proposed new sporting facility to be built in Pipe Gate. Site is greenfield land.
56. Object to development of WOR009 proposed by site promoter. When Woore Parish Plan was prepared, Grove Crescent was one of least popular sites for development. Woore Parish Plan results suggest that recreational site may not be wanted by majority of residents. Circular walking routes and decent pavements may be more appropriate.
  57. Propose allocation of site (WOR015) or inclusion within settlement boundary and provision of high quality family housing, lifetime homes or specialist older persons housing. Development would accord with linear expansive nature of the cluster without compromising the clear spatial separation between the 3 villages. Propose sub-division of site currently occupied by large house with extensive private gardens, as there is unlikely to be a genuine user for this in future. Suitable site, available for development, free from constraints and with safe access.
  58. Propose WOR012 as sustainable extension to comprise woodland, recreational uses, housing, community use building, improved local footpath network and other suitable community needs and uses. Development would be determined by respondent working together with LPA and community together to prepare a deliverable, sustainable and viable masterplan.
  59. Proposes development at the coal yard opposite the new development in Pipe Gate for future building.
  60. Proposes redundant land at Pipe Gate for residential use. Development will be low carbon sustainable build. Potential to include community retail services and live work units. Site is brownfield and has road frontage to A51 where safe access can be achieved.
  61. We believe that Land North of Cherry Tree Lane, Woore should be allocated for housing development. Details of this site, including an indicative site layout have been emailed to the Council separately. Site currently in agricultural use. No landscape or ecological designations affecting site. Site entirely within Flood Zone 1, no known archaeological constraints. Located within easy walking and cycling distance from centre of village and its facilities. Proposed that site will be accessed via Cherry Tree Lane which is un-adopted. Initial work has found only minor improvements to Cherry Tree Lane and A51 junction is required. Site developable and deliverable.

**General**

62. I think the types of housing should range across the whole spectrum, with mixed size houses. Studies have shown that social mixing is beneficial to the community

## Minsterley and Pontesbury Place Plan Area

### *Minsterley and Pontesbury*

#### **Question 1: Do you think that the target of a further 86 houses to be built in Minsterley and Pontesbury by 2026 is appropriate?**

Of the Survey Monkey responses (18) 72% agreed that the target was appropriate. This was qualified in one case by requiring that development is appropriate and sensitive to local character and that current development boundaries are retained.

Of those that commented (either in Survey Monkey or by other means) and did not agree with the target, more replies ( 5 versus 3 responses ) suggested that the target was too high. The reasons for suggesting that the development target is too high included : no need for the housing ; expansion would negatively impact on the rural character and identity of the villages ; key centre status is inappropriate as limited facilities ; housing should be located where there is existing sufficient employment, services and infrastructure or in smaller villages to enhance sustainability and that there has already been significant large housing developments in Minsterley over the last 20 years. It was also submitted that the location of family housing in Minsterley would increase carbon footprint due to the need for travel to school. Support for the target by a respondent suggested that the numbers are substantiated by accurate data relating to housing need and that the key centre role is appropriate given level of facilities, services, employment and role in supporting wider rural community. In support of a higher figure it is suggested that there is overreliance on windfalls and that the low housing target will increase pressure for an unsustainable and inappropriate scale of development in Hubs and Clusters. It was also highlighted by a couple of respondents that additional housing development will bring the investment necessary to deliver necessary community infrastructure, economic and other benefits. Another reply suggested that review of numbers is required in light of the NPPF and its greater emphasis on flexibility and sustainable development.

#### **Question 2: Do you agree that provision should be made for an additional 2 hectares of employment land to come forward in the Minsterley and Pontesbury Place Plan Area by 2026?**

The response to this question showed a moderate tendency to agreement amongst the 18 respondents with 56% agreeing (44% disagreeing). Of the 9 comments submitted the need to use brownfield land was highlighted by 3 respondents. 2 replies suggested that employment development more appropriate in Pontesbury ,whilst one suggested that better placed in Minsterley, with a further respondent highlighting existing provision and failing industrial land in that settlement , together with broader road network and accessibility issues. The issue of lack of need due to unimplemented permissions and need to consider land within the boundary was also raised.

#### **Question 3: Do you agree that site MIN002 (0.7Ha), at Hall Farm, Minsterley, should be allocated for approximately 12 houses?**

Of the 13 Survey Monkey respondents, 8 (61.5 %) agreed with the allocation. Objectors highlighted limited capacity, high risk of groundwater flooding, potential impacts on village rural character and listed building issues and suggested that the site would not be realistic as required by NPPF, with better site options available. Supporters identified that the site is a previously developed land within the existing development boundary with scope for development with care regarding existing uses, design and layout and its heritage value. English Heritage highlight that the allocation is adjacent to a Grade II\* listed building and that the historic farm buildings may be deemed curtilage listed. Any development which would

harm the heritage asset would not supported by English Heritage and they suggest that the allocation should seek to secure the viable use and conservation of surviving historic buildings and enhance the significance of the listed building. The Environment Agency suggested that groundwater is likely to be shallow at this site and there is potential for land contamination issues associated with the farming activities or the area's industrial mining heritage.

**Question 4: Do you agree that site MIN007/R (1.95Ha), at Callow Lane, Minsterley, should be allocated for a phased development of about approximately 32 houses?**

The 13 Survey Monkey responses were roughly equally divided with 6 agreeing with the site and 7 disagreeing with the allocation. Whilst no specific supporting comments were received, objectors highlighted: local road network limitations; traffic impacts; erosion of farmland; effect on village character and historic interest; need to protect the AONB, SSSI, Green belt and open space. Furthermore, comments referred to the impact of moving the development boundary into the countryside, inappropriate rural development density and that development would be better dispersed through the village. It was also suggested that existing development buffer zone is unsatisfactory and that the site forms a required barrier between development and adjoining land with special ecological interest. Other respondents highlighted that developable capacity is reduced by a watercourse and as development of the site could harm the SSSI it would therefore not be appropriate or in line with the NPPF, with better site options available. It is also commented that there are no existing facilities and that development must benefit local people. Natural England indicated that they are unlikely to be able to support the allocation due to its location on priority habitat adjoining a SSSI.

**Question 5: Do you agree that site PBY018/R (about 1Ha), being land off Hall Bank, Pontesbury, should be allocated for approximately 17 houses?**

Of the 14 Survey Monkey respondents 10(71%) agreed with the allocation. Supporters highlighted appropriate location adjacent the main road. Objectors identified increased traffic, drainage issues and flooding. Other respondents indicated that alternative brownfield sites outside the flood zone should be prioritised. It was argued that due to small development size the site would not be attractive to house building industry therefore there may be deliverability issues and conflict with NPPF requirements, particularly as better site options are available. The site promoter highlighted community support for and the central location of the site. They also submitted supporting information which provides: identification of location and constraints; illustrative site layout, commitment to master planning and identifies flexibility regarding site extent and final development form. Other comments suggested that the site would be better used for retail/employment and that if developed for housing, that it should overlook recreational facilities and the landowners could facilitate the provision of allotments and affordable housing. The Environment Agency highlights the need for a Flood Risk Assessment to determine extent of floodplain.

**Question 6: Do you agree that site PBY019 (0.9Ha), being land off Minsterley Road, Pontesbury, should be allocated for approximately 16 houses?**

Of the 12 Survey Monkey respondents 8 (67%) agreed with the allocation. Support for the development was qualified in one case regarding loss of farmland and the need to retain village character. Supporters suggested that this site, as outside flood zone, should be prioritised and adjoining land allocated. Objectors highlighted the elevated nature of the site and overbearing, visual and loss of light effects, together with loss of privacy and other amenity impacts. They also identified impact on village character, loss of green space, access issues, land stability, increased traffic and associated pollution, inadequate sewerage, need for surface water management, run off and flooding issues. It was argued that due to small development size the site would not be attractive to house building industry, therefore there may be deliverability issues and the allocation would not be effective or appropriate as required by NPPF, with better site options available

**Question 7: Do you agree with the proposed new development boundary for Minsterley?**

The response to this question showed a moderate tendency to disagreement amongst the 18 respondents with 57% disagreeing (43 % agreeing). Specific disagreement (5 respondents) related to the exclusion of sites (MIN020, MIN027, Land at The Grove and Little Minsterley). It was suggested that the development boundary should be amended to include commercial buildings and to reflect planning permissions and on the ground boundary changes. The site promoter for land at The Grove highlights the appropriateness of the site (no overriding constraints), ability to develop around flood constraints and connectivity to the settlement and services and suggests that this site would provide a more realistic, deliverable option of an appropriate and attractive scale of development for developers. Alternatively other respondents (3 replies) oppose extension of development boundary on the basis that : no additional development required; it would result in inappropriate infill; there would be impact on Minsterley Brook wildlife; closure of Creamery would result in population loss; Minsterley and Pontesbury should be kept separate and there is a need to protect countryside. English Heritage suggests that the Historic Farmsteads and Landscape Project work needs to be used in defining boundaries.

**Question 8: Do you agree with the proposed new development boundary for Pontesbury?**

The response to this question showed a moderate tendency to agreement amongst the 12 respondents with 58% agreeing (42% disagreeing). Specific disagreement (3 respondents) related to the exclusion of sites encompassing 2 properties (Polesgate Cottage & Yew Tree Cottage) and land adjoining allocated site PBY019. A further respondent opposed change on basis that the village is already large enough with an inadequate main road. One respondent who agreed qualified this by seeking no further boundaries changes and that boundary maintained to the southern AONB side of the village. English Heritage suggest that the Historic Farmsteads and Landscape Project work needs to be used in defining boundaries

**Question 9: Suggested Alternative sites, housing or employment land.**

There were 6 survey Monkey responses. Alternative sites promoted included MIN027 (Off Leigh Road) MIN020 (Off Horsebridge Road) MIN019 (The Grove) MIN018( Little Minsterley ) for employment rather than housing. Also land adjoining preferred site PBY019 & PBY023 is promoted. These are all sites that have had initial assessments. The Rea Valley Tractors site at Pontesford, not promoted, was also suggested as providing development potential. Also two properties are seeking individual houses to meet personal needs at Polesgate Cottage, Pontesbury Hill & Yew Tree Cottage, Habberley Road, Pontesbury. Sites are also promoted at Asterley & Plealey.

Several, detailed neighbour objections have been received to MIN018 relating to lack of need, alternatives available, green field status, flooding, pollution, amenity impacts and highway issues. The promoter's submission suggests that this is an appropriate location with potential for highway improvements & absence of flooding issues. Supporting evidence submitted in respect of MIN019 suggested no evidence of flooding to restrict allocation of the site. The supporting submissions for MIN020 & MIN027 focused on the appropriate scale & location of the sites, lack of ecological, flood and heritage issues, site sustainability, community and strategic fit and realistic delivery of development, highlighting constraining issues associated with other sites. The promoter of the unallocated land next to PBY019 suggests that it is brownfield land adjoining the development boundary which should be given priority for allocation. In respect of PBY023 it is submitted that it is well located, sustainable and would not be as visually sensitive as other land. Information to support the site at Asterley highlights local housing provision, its sustainability and accessibility to nearby settlements and employment. Also that illustrative schemes show potential layouts and possible enhancements including allotments, a village green, open space, hedgerow, new footpaths and wildlife habitat. The Plealey land is promoted as a family owned site which provides the only viable option for members of that family to live within the village.



**Other Issues**

- Need for flood plain extent to be amended in light of local knowledge. No development in flood plain.
- Key centre status inappropriate for village.
- Late submission of proposals for MIN018 allowed no time for local consultation & publicity
- Too much reliance on electronic consultation
- Sites identified don't accord with Government directives or adopted Core Strategy Policy which require priority to brownfield sites outside flood zone;

## Much Wenlock Place Plan Area

Much Wenlock has not been included in the SAMdev Preferred Options consultation process, due to the Town Council decision to develop a Neighbourhood Plan in conjunction with Shropshire Council for the whole of the parish. Points though have been raised in relation to Much Wenlock and other settlements in the wider Place Plan area by 10 respondents in the SAMdev Preferred Options consultation. These points are set out below.

### Much Wenlock

Seven respondent provided comments on Much Wenlock. A respondent highlighted a number of points with regards to why development shouldn't take place in Much Wenlock, namely: that empty properties and brownfield sites in Shrewsbury and Telford should be utilised before greenfield land; that Much Wenlock's character is being damaged by over development; that there is a lack of road infrastructure to support development; that development will be of poor quality design; and that the temporary car park on Stretton Road will become a permanent feature.

Other points raised by respondents were that: that the Neighbourhood Plan process must start a genuine call for sites and select sites for development; that there is community support for Bridgnorth Road site being allocated for development; and that the Neighbourhood Plan process must engage all stakeholders effectively to result in a deliverable plan.

The Environment Agency stated that development in Much Wenlock needs to be carefully located and designed as parts of the town fall within SPZ1, 2 and 3 of a public water supply source. English Heritage raised the point that an in-depth assessment of sites need to be carried out as part of the Neighbourhood Plan process. The Highways Agency highlighted the point that the quantum of small development in Much Wenlock is unlikely to have an impact on the Strategic Road Network. Much Wenlock Town Council raised a number of points, namely; that the Neighbourhood Plan will set the scale and location of housing development based on a residents survey and evidence from the house builders; and that it supports establishing policy criteria to manage housing supply provides a positive framework for the development of industry.

### Cressage

Two respondents provided comments on Cressage. Both respondents highlighted the point that Cressage should be formally recognised as a Community Hub, due to its size, the range of facilities and its accessibility to other parts of the county. Sites CRES004 and CRES010 were also promoted individually by both respondents as sites suitable for development in Cressage.

### Buildwas

One respondent provided comments on Buildwas. The respondent highlighted that Buildwas should be identified as Community Hub or Community Cluster, as a lack of new development will make Buildwas an unsustainable settlement.

### Easthope Shipton and Stanton Long

Easthope Shipton and Stanton Long Parish Council stated that it is happy to remain an area of open countryside with only affordable housing on suitable sites.



## Shifnal Place Plan Area

### *Shifnal*

#### **Question 1: Do you think that the target of a further 415 houses to be built in Shifnal by 2026 is appropriate?**

Out of the total 60 respondents, 27 (45%) supported the housing target and 30 (50%) objected to the target. The main reasons for supporting the housing target were that respondents considered Shifnal to be a sustainable settlement that required growth to meet the housing need and support the existing local facilities and services. It was also noted that development would allow for required infrastructure improvements through CIL monies. Some respondents stated that they would support the target providing that new development includes; improvements to local services, facilities and road infrastructure; a large number of affordable housing and well designed, high quality houses. One respondent stated that a review of the housing target throughout the plan would be beneficial, as it will allow the target to reflect the local housing need across the plan period.

Out of the 30 respondents that object to the target, 5 (17% of objections) stated that the housing target should be increased in order to meet the current and future housing needs and allow for additional housing sites to be allocated, which will balance development across the town. However the other 25 respondents objected to the housing target, largely due to the inability of the existing road infrastructure to cope with the additional housing. Many respondents also stated that the existing services and facilities, particularly the Doctors Surgery and schools, would not be able to accommodate the additional population. Other reasons for objecting to the overall housing target related to; the negative impact on the character of the town; lack of employment available in the area; capacity of the sewerage network; concern that the development would result in more flooding; negative impact on the wildlife and that there are already housing not selling on development in the area.

#### **Question 2: Do you think that the target of 2 hectares of employment land to be provided in Shifnal by 2026 is appropriate?**

Out of the 53 respondents, a majority (34 out of 53 (64%)) support the target for employment land in the town, largely due to the need for additional employment. Some respondents stated that they would support the target providing that incentives could be provided to new business, in order for Shifnal to compete with Telford and attract small business to the area. It was also suggested by a few respondents that more land could be allocated for employment, one suggest was that land at Lamledge Lane could be dedicated as an employment area. One respondent also noted that the current allocation only include existing employment site and that in order to meet demand new potential sites should also be allocate. However, 19 out of the 53 respondents (36%) objected to the employment target for the following reasons; employment units are available in Telford and nearby areas; the existing employment land is a visual blight on the town; the demolition of existing units seems irrational and that the employment in not in proportion with the town.

#### **Question 3: Do you agree that sites SHI004 (150 houses on 9.9Ha), SHI006 (250 houses on 11.6 Ha) and ELR021 (2Ha) should provide a mixed use scheme for 400 houses and 2 hectares of employment land?**

Out of the 66 respondents 35 (53%) supported the sites allocation, whilst 28 (42%) objected. Firstly in terms of the general comments received, the reasons for supporting the 3 sites, related largely to their central location, close to amenities and the provision of key community benefit, particularly the new medical centre. It was also suggested that any new development

should provide improvements to the road network. However, on the other hand some respondents argued that the development should be allocated a lower housing target and the remaining allocation should be spilt across the alternative sites that are being promoted. A few respondents also commented that the combination of these 3 sites would cause overdevelopment on the south side of the town and have a negative impact on the character of the area.

In relation to site SHI004, additional comments in support of its allocation solely connected to the relocation of Springhill. Some respondents raised concern that the supermarket could have a negative impact on the vitality of the town centre, something that would need to be addressed in any application. One respondent also stated that they would support this site if it was retained solely for employment land in the plan. However a number of comments objecting to the sites inclusion were also received. The main reason for objecting to the sites inclusion related to impact on the road network, which is already busy, narrow and hazardous for pedestrians and as such not suitable to take the additional traffic. Other reasons included; detrimental visual impact to the character of the area, as it is a prominent location; loss of habitat, local amenity space and agricultural land; the sites poor connectivity and that there are more suitable alternative sites available.

In relation to site SHI006, a few respondent stated that the housing allocation should be reduced, to prevent the coalescence of development forming a 'mini town' to the south of Shifnal. Concern was also raised that the development of this site should not occur without securing the linkage underneath the railway line, as without this link the site is not well connected. However a few respondents have stated that there is no evidence that the link is deliverable. Other reasons stated in objection to the site include; the loss of open space/ local amenity area; loss of habitat for protected species and that there is already an overconcentration of development to the south of Shifnal.

In relation to site ELR021, the inclusion of the site is supported as it provides needed employment land. One respondent stated that the site should be extended to include the Lamledge Lane site. Whilst another respondent stated that the cleared area which forms part of ELR021 should be included within the mixed use allocation (SHI004) as it would allow more flexibility.

**Question 4: Do you agree with the proposed Primary Shopping Area for Shifnal?**

Out of the 47 respondents, a large majority (36 out of 47 (77%)) support the proposed Primary Shopping Area, as it is important to maintain and encourage people into the town centre. Some respondents suggested in order to maintain the town centre incentives for new businesses was required and others suggested that the area should be pedestrianized as it would make it easier and safer to access. There was also concern that the potential supermarket could be detrimental to the town centre. With a few respondents stating that there was no need for the supermarket in the first place. A few respondents also suggested that the Primary Shopping Area should also include land to the south of the railway bridge, market street and north of Broadway. One respondent also suggested that Patons Garage site could be relocated and the site turn into a GP Surgery.

**Question 5: Do you agree with the proposed new development boundary for Shifnal?**

Out of the 52 respondents, 26 (50%) support the proposed development boundary, whilst 24 (46%) object. The majority of comments received related to the inclusion or exclusion of preferred or alternative sites. A number of respondents support the inclusion of the following sites; SHI005 (7 respondents); SHI002 (3 respondents); SHI017/ A (3 respondents); SHI004 (2 respondent); SHI006 (1 respondent); ELR021 (1 respondent); SHI018 (1 respondent). One respondent also suggest that there should be an allocation for a medical centre next to the village hall. Respondents also stated that the following sites should not be included within the boundary; SHI005 (1 respondent); SHI017/A (1 respondent); SHI004 (1

respondent). A few respondents also raised concern that the boundary has been extended, beyond the land contained within the preferred options, as these areas contain important wildlife, includes too much green field development and is too large.

### **Question 6: Alternative Sites**

#### Land at Haughton Road (SHI005):

Out of the 16 respondents who commented on the alternative site at Haughton Road (SHI005), 12 (75%) support its inclusion for housing, including the Parish Council, whilst 4 (25%) object. The reasons for supporting the inclusion of the site relate to; good and easy access to the site; the potential community benefits of the scheme and the limited landscape impact of development of the site. However some respondents commented that there are already existing traffic and highway safety problems along Haughton Road, with two fatal accidents over the last two years. As such the road network is not suitable to accommodate additional capacity.

#### Land off Wolverhampton Road (aka The Uplands, SHI002)

Out of the 13 respondents who commented on the alternative site at The Uplands (SHI002), 8 (62%) support its inclusion for housing, including the Parish Council, whilst 5 (38%) object. The reasons for supporting the inclusion of the site largely related to the potential community benefits of the scheme. One respondent also stated that the site is in a sustainable location, is deliverable and will have no detrimental impact on the road infrastructure, character of the area or protected species. However some respondents object to the inclusion of this site as it will have a detrimental impact on; wildlife habitat and protect species; road network; character of the area and localised flooding, as the site acts as a drainage area at present. It was also stated that the site was too removed from the town centre and development would result in a loss of open space. One respondent argued that a reduction in the number of houses would be appropriate.

#### Coppice Green Lane (SHI017/A)

1. This area could be accessed from Coppice Green Lane and Newport Road
2. The site offers 50% affordable housing which is a community benefit. It is also offering land for a possible swimming pool and walk/cycle ways. This site would complete development to North Shifnal up to M54
3. should be allocated for residential development. The site is well positioned, lying immediately adjacent to Idsall School and is well contained by existing features. The site is accessible and capable of accommodating a number of the expressed requirements for the town identified in the Town Plan. The site could accommodate up to 150 dwellings with associated community benefits.

#### Summary:

5 respondents support the inclusion of site SHI017/A, including the Parish Council. The reasons for support related to the sites location and potential community benefits.

#### Land north of Meadow Drive (SHI018)

1. SH018 seems to have been discounted on the basis of an arbitrary sustainability assessment. The development of this site would provide early housing delivery within an existing residential location and would provide the opportunity for the delivery of affordable housing. Highways and access issues can be easily resolved. The site

benefits from a sound location in terms of access to public transport and proximity to local services and facilities.

2. Both sites have good road access. Idsall school would be easily accessible from both sites if appropriate foot / cycle paths are provided. M54 provides a natural northern boundary to the town so wouldn't want to see any further development to the north after this

#### Other Alternative sites

1. Land south of Stanton Road (SHI030) - Consider Land to south of Stanton Road as Employment site, to ensure that sufficient land for employment growth. The site is adjacent to existing employment premises, has direct link to M54 and could be link to site at off Lamledge Lane (SHIF2) for a long term growth area for employment in Shifnal. It is recognised that the site is within the allocated Green Belt. However it is considered that in view of a long term strategy for provision of employment areas for Shifnal a review of the exiting areas of safeguarded land could take place.
2. Land at Aston Hall (SSHIO29/09) - Site SHI029/09 allocated for delivery of affordable housing for Shifnal. The delivery of such large development areas have the potential to be delayed and only delivered consecutively. In this case it is considered appropriate that alternative location could be brought forward to meet the need for affordable housing within Shifnal, at a scale appropriate to the on-going need whilst considerate of the strategic housing growth areas. The site has existing access and is considered to be developable with a sympathetic design. The site is in a highly sustainable location due to its proximity to school, open space and the town centre.
3. Relocation of Patons Garage to Lamledge Lane to provide a site for new GP Surgery.
4. CP of waste land (owned by Mr Paton) adjacent to the existing GP Surgery, for use to redevelop the existing GP Surgery Site.
5. Agree ELR021 for employment but in addition to current employment land (no 'moving' of Springhill industrial estate but rather add to it). Access would be from Lamledge lane. High speed broadband to be provided to the site to encourage take up of units.
6. Medical centre - why not just knock down the existing GP surgery and build a two-storey replacement to get the space required?
7. Lamledge Lane premises should be identified as safeguarded employment land.
8. Aston Street Car Park and Allotments – not favoured at all. Would cause loss of allotments and the Village Hall. Suggested supermarket would be much too close to town centre and would decimate local shops, which are already under stress.

## Shrewsbury Place Plan Area

### SHREWSBURY

#### **Question 1: Do you agree that allowance should be made for a further 4,235 houses to be built by 2026?**

Of the 161 respondents who answered this question 62% disagreed and 38% agreed with the target, with the remainder not indicating their overall view (7). Of those that qualify their answer with a comment the majority appear to suggest that the target is too high.

The main reasons for challenging the development target included: Lack of employment to support new residents; lack of need; loss of green space and additional traffic impact in areas of existing high traffic. Others suggested that the development target was inappropriate unless inadequate infrastructure is addressed, empty properties are brought into use and brownfield land is utilised. A number of respondents also state that there has been a failure to clearly justify the housing need. There was some criticism of the types of development that have tended to come forward with respondents suggesting that housing design, mix and type, including provision of open space and affordable housing needed to be improved and flood issues considered. The development challenges in the current economic climate, impacts on wildlife and the environment and likely change in character of Shrewsbury to a commuter town are also put forward by a few respondents, as is the need to control housing in East Shrewsbury.

In support of housing provision it is highlighted that delivery of sufficient housing is critical for economic and social success of Shrewsbury and that provision of sites, without too much reliance on windfall, is needed to meet Core Strategy target.

Points highlighted by the public at Shrewsbury Town Council events were: that there needs to be clarification over the allocation of greenfield over brownfield sites; that the overall allocation is unjustified for what is needed and unrealistic in the current climate; that this amount of houses would potentially create a commuter rather than a sustainable town; and that key infrastructure and facilities may struggle cope with development.

#### **Question 2: Do you agree that provision should be made for an additional 35 ha of employment land to come forward by 2026?**

Of the 148 respondents who answered this question 51% agreed with the target and 49% disagreed, with the remainder not indicating their overall view (2). A number of respondents who disagreed with the amount of new employment land stated that the priority should be to make use of existing employment sites and brownfield opportunities first before allocating new land. Others suggested that there is not enough demand to justify the level of employment provision suggested.

Others supported the allocation of new sites, and an appropriate diversity and choice, to help meet the employment needs of the residents. There were some general concerns regarding the importance of not allowing retail uses on designated employment land and ensuring suitable road infrastructure is in place to accommodate new employment development. A point raised by the public at Shrewsbury Town Council events was that it is important to promote and enhance economic prosperity in line with any new land allocations.

#### **Question 3: Do you agree with the extent and broad arrangement of land uses proposed for Shrewsbury South Sustainable Urban Extension (sites SHREW028, 029, 075, 107, 114, and 127/ELR02 and 66)?**

Of the 135 respondents who answered this question 64% agreed with the target and 36% disagreed, with the remainder not indicating their overall view (7). Respondents that



disagreed with the proposal commented that the development of 900 houses was too large for the area, that development of this scale will lead to further to traffic problems on already busy roads, and the proposal would mean the loss of greenfield land on the edge of the town. Others suggested that existing empty properties should be reused in preference to this proposal. The importance of integrating green space into the scheme and enhancing or preserving existing green spaces was raised by a number of respondents. That sufficient infrastructure needs to be integrated into the scheme was also raised many of the respondents as a key issue. Other comments received related to specific considerations including preserving the setting of the Greek Orthodox Church and integrating room for expansion; ensuring appropriate pedestrian and cycle links; ensuring an appropriate mix of housing; and questioning of the inclusion of a supermarket as part of the local centre. Bayston Hill PC supported the proposal but stated that it is important the site should not extend south of the A5. The Environment Agency commented on possible constraints that should be taken account, namely: a number of landfill sites within or in close proximity and also a potential private water supply on the eastern part of the site.

**Question 4: Do you agree with the extent and broad arrangement of land uses proposed for Shrewsbury West Sustainable Urban Extension (sites SHREW002, 035, 083, and 128/ELR64, 67, and 68)?**

Of the 125 respondents who answered this question 66% agreed with the target and 34% disagreed, with the remainder not indicating their overall view (6).

Respondents that disagreed with the proposal commented that the development was too large for the area, that the proposal would mean the loss of greenfield land/ green space. Issues surrounding infrastructure were also highlighted as a problem which should prevent development of the site, with respondents stating that development of this scale will lead to further to traffic problems on already busy roads, that the proposed Oxon Link Road will not serve any purpose and will have a negative impact on the amenity of local residents and patients at Shelton Hospital. Respondents additionally raised the point that the area lacks key infrastructure such as schools to support development.

The importance of enhancing and preserving valuable green spaces on the site such as Oxon Pool was raised by a number of respondents, also that the development shouldn't have a negative impact on the river. Respondents raised the point that new infrastructure investment is needed in schools, public transport and roads in the local area to support the development proposed. A number of respondents support the allocation of new employment sites as part of the development, but the point was raised that new employment development shouldn't detract from the economic viability of the town centre.

Other comments received related to specific considerations including design quality of the development and the need for safety improvements on Churncote Island. Ford Parish Council supported the proposal and the inclusion of employment land as part of development, but stated that has particular concerns about safety on the Churncote roundabout and would wish to be closely consulted on the design of safety measures. Additionally that during the construction phases of the link road that consideration should be given to the imposition of temporary speed limits on local diversion routes to improve safety and discourage excessive use.

The Environment Agency commented on possible constraints that should be taken account, namely: that the site falls within a public water supply source, therefore close control/ design of land use and the link road will be required to ensure the protection of the water supply.

**Question 5: Do you agree that sites SHREW210/09, 030/R, 094 and 019, being land between Mytton Oak Road and Hanwood Road (36 hectares) should be allocated for the phased development of approximately 550 houses?**

Of the 131 respondents who answered this question 53% agreed with the target and 47% disagreed, with the remainder not indicating their overall view (12). Additionally a petition of

37 signatures was submitted by local residents (primarily on Falcons Way), objecting to the proposed site allocation. If these signatures are added to the total respondents, the outcome would become 40% agreed and 60% disagreed. A number of respondents that disagreed with the proposal commented: that the development in this location will worsen traffic issues; that the site suffers from flooding; that development will increase surface run off in to the Rad Brook; that it will mean the loss of green space/field on the edge of the town and loss of habitat; and the proposal will affect the amenity of local residents. The proximity to the main areas of employment and lack of local services was also raised as a general concern regarding the location of the site.

The importance of providing sufficient infrastructure as part of the scheme was raised many of the respondents as a key issue. School, social and health provision was raised in particular. The need to include sufficient road infrastructure to mitigate potential traffic impacts was also highlighted by a number of respondents. A number of respondents supported the inclusion of a country park in the proposal.

The public at Shrewsbury Town Council events raised a number of issues with the proposed site, namely: that its large size will have an overbearing impact on services and facilities; that there is need for green space separation between the development and existing residential properties; and that the development will result in the loss of habitat. The Environment Agency highlighted that there is a landfill site around 100m south of SHREW019.

**Question 6: Do you agree that part of site SHREW027, being land at Weir Hill Farm/Robertsford House, Preston Street (17 hectares), should be allocated for the phased development of approximately 400 houses?**

Of the 253 respondents who answered this question 15% agreed with the proposed site and 85% disagreed, with the remainder not indicating their overall view (31).

A large number of respondents that disagreed with the proposal commented that this development will worsen the already bad traffic conditions on local roads, with special reference made to Column Roundabout, Preston Street and Portland Crescent. Issues surrounding infrastructure were also highlighted as a problem, with respondents stating that the development will deteriorate the already poor water pressure in the area; the education infrastructure is currently oversubscribed and unable to handle further demand; and that the area lacks medical facilities to support the development as local surgery is near capacity.

Issues relating the natural environment and green space were raised by a large number of respondents, with the key issues being that; the development would not comply with the Agricultural and Fishery Policy, as the development will result in the loss of valuable agricultural land. Additionally this site allocation will result in the loss of wildlife habitat, local open green space and will damage a character of a landscape sensitive area. Other issues raised were that the area lacks employment; that the development of this site will result in a negative impact on residential amenity; and that brownfield land should be utilised before greenfield.

The need to protect the green corridor close to the river and preserving existing wildlife habitats (As Bats are present in the area) such as hedge rows were raised by a number of respondents, as a key element as part of any development. Respondents highlighted the point that new infrastructure investment is needed in schools, public transport and water network in the local area to support the development, with special reference made to road infrastructure and in particular creating new access point on London Road.

Another suggestion raised by respondents was to reduce the number of houses proposed for the site, as lower number would be more suitable. Councillor Miles Kenny disagreed with the proposal on the grounds that there is no public transport serving this area and that the proposed road improvements on Preston Street will still remain inadequate to support increases in traffic.

The National Grid stated that development on the site shouldn't take place directly beneath overhead lines, and that the land beneath the overhead lines should be designed to make a positive contribution to the site. The public at Shrewsbury Town Council events raised



number points about the site, namely: inability of local infrastructure to cope with development, loss of wildlife habitat/ open green space, already bad congestion on the local road network and proximity to power lines.

**Question 7: Do you agree that site SHREW016, being land off Hillside Drive, Belvidere (2.1Ha) should be allocated for about 20 houses?**

Of the 130 respondents who answered this question 52% agreed with the proposed site and 48% disagreed, with the remainder (10) not indicating their overall view. Additionally a petition of 85 signatures was submitted by local residents of Hillside Drive and St James Road, objecting to the proposed site allocation. If these signatures are added to the total respondents, the outcome would become 32% agreed and 68% disagreed. A large number of respondents against the proposal raised concerns about exacerbating existing traffic issues with access off a cul-de-sac; the loss of valued local amenity green space; and the damage to wildlife habitat. Others pointed to the lack of sustainable transport options; oversubscribed local schools (also in light of larger proposal off Preston Street); and the impact on the river corridor as reasons to oppose the proposal. Other respondents highlighted the importance of incorporating sustainable design and ensuring that development is in keeping with local character; the importance of respecting the amenity of adjacent occupiers; and the incorporation of green space into any scheme.

**Question 8: Do you agree that site SHREW120/R, being land off Woodcote Way (1.9Ha) should be allocated for about 50 houses?**

Of the 127 respondents who answered this question 51% agreed with the proposed site and 49% disagreed, with the remainder (15) not indicating their overall view. A large number of respondents against allocating the site felt that the access to the site would be liable to flooding, making it unsuitable for development; and, allocation for residential development would exacerbate existing traffic and parking issues in the area, particularly on Riverdale Road and Dale Road. The impact on the visual quality, wildlife habitat and local amenity of the river corridor; that schools are already over-subscribed and this will be exacerbated further; and impact from surface water flooding were also raised a concerns by a number of respondents.

Other issues raised by respondents included the level of development proposed being too large; and that it is important to incorporate appropriate provision of greenspace into the development. The Environment Agency commented that consideration needs to be given to the effects of climate change when considering the developable area and also question whether access from Dale Road is achievable or whether it needs to come through flood zone 3. The public at Shrewsbury Town Council events also highlighted concerns with access and potential flood risk. Councillor Miles Kenny disagreed with the proposal due to issues surrounding flooding, access to the site, wildlife and loss of a public amenity.

**Question 9: Do you agree that site SHREW105, being land off Shillingston Drive (10Ha) should be allocated for about 250 houses?**

Of the 234 respondents who answered this question 31% agreed with the target and 69% disagreed, with the remainder not indicating their overall view (14).

A large number of respondents that disagreed with the proposal commented that this development will worsen the already bad traffic conditions on the local roads network. Respondents also highlighted an issue surrounding access to the site, stating that Shillingston Drive road is too narrow to support extra demand and that site entrance is located too close to an existing play area which raises safety issues.

Issues relating to the natural environment and green space were raised by a large number of respondents as a reason for the site being suitable for development, with the key issues

being: that the development of this site will remove valuable green space and local amenity; that Ghost moths and Barn Owls and other wildlife utilises this site as habitat; and that the ecological survey carried out was not comprehensive as didn't pick up on Barn owls and Ghost moths.

Other key issues raised were that development shouldn't take place as it is outside the development boundary; that other locations in North Shrewsbury are more suitable for development; that flooding is an issue on the site; and that sequential approach to site allocation should be taken with brownfield developed before greenfield sites.

A large number of the respondents commented that to make the development more acceptable a larger buffer zone around Lion Coppice is needed to protect this ancient woodland from impacts of development. Additionally sizable amount respondents stated that existing green spaces should be enhanced and preserved as part of any development, with particular reference made to Lion Coppice.

Other points raised by respondents were that the number of houses proposed for the site needs to be reduced as lower number would be more suitable, and that any development taking place on the site should be mixed use. The National Grid stated that development on the site shouldn't take place directly beneath overhead lines, and that the land beneath the overhead lines should be designed to make a positive contribution to the site.

The public at Shrewsbury Town Council events raised number points about the site, namely: the ability of local infrastructure to cope with development e.g. schools and roads, loss of wildlife habitat/ open green space, need for a mix of housing types to meet demographic groups requirements, and that high quality design should be utilised which links to character of the town. The Environment Agency commented on possible constraints that should be taken account, namely: that the site falls within a Flood Zone 1, therefore focus should be placed on controlling surface water run-off on the site through design measures such as SUDS. West Merica Police stated that it has no objections to the site with regards to the proposed highways network; that the layout of any proposals should ensure it achieves Secured by Design Standards; and that they do not seek the provision of on-site police infrastructure.

**Question 10: Do you agree that sites SHREW095 and 115/ELR006, being land west of Battlefield Road (6.3Ha) should be allocated for about 100 houses?**

Of the 103 respondents who answered this question the majority (73%) agreed with the proposed site and 27% disagreed, with the remainder (5) not indicating their overall view. Those against the proposed raised a number of issues with the site. There was a general concern from some respondents that there is already enough land for housing and employment identified in the town which means there was little need to identify this land. A number of respondents expressed concern that the number of houses proposed was too high whilst others felt development here would contribute to traffic congestion on a major route into the town. Others supported the proposed employment development as it is consistent with other existing uses in the area. The impact on the setting of the historic battlefield was raised as a specific concern.

English Heritage commented that these sites are in close proximity to the Registered Battlefield and consideration will need to be given to any potential implications for its setting and also the archaeological potential of these sites. The Environment Agency highlighted that the water table is variable in the location.

**Question 11: Do you agree that site SHREW212/09, being land west of Longden Road (6.9Ha) should be allocated for about 175 houses?**

Of the 115 respondents who answered this question (50%) agreed with the proposed site and 50% disagreed, with the remainder not indicating their overall view (5). Those against the proposal raised a number of issues with the site. There was a general concern from some respondents that this development will increase traffic and congestion in the local area

and reduce safety, with particular focus on the impact of increased traffic in Meole Village, along Longden Road and Mousecroft Lane. A number of respondents expressed concern that development will damage existing wildlife habitats and will result in the loss of valuable green space/ open countryside, whilst others felt that existing local education infrastructure is oversubscribed and unable to handle increased demand, and that flooding on the site make it unsuitable for development.

Other respondents raised the point that number of dwellings proposed is too high and that a lower number would be more suitable. A number of respondents supported the proposed site allocation as it was seen as sustainable location for development, as the site close to local services, employment and infrastructure, whilst some respondents highlighted the need for new pedestrian infrastructure along local roads, in particular new crossings, new footpaths and traffic calming.

The Environment Agency raised the point that this site is located in proximity to a number of potential private water supplies. The public at Shrewsbury Town Council events raised number points about the site, namely: loss of wildlife habitat/ open green space, congestion along Longden Road and the need for traffic calming measures, flooding on the site and the need for drainage infrastructure, and possible disturbance to BUPA Hospital patients.

**Question 12: Do you agree that site SHREW023, being land at Corner Farm Drive (1.3Ha) should be allocated for about 25 houses?**

Of the 103 respondents who answered this question the majority (57%) agreed with the proposed site and 43% disagreed, with the remainder (3) not indicating their overall view. Those against the proposed site raised a number of issues. A number of respondents suggested that development of the site would increase traffic and reduce pedestrian safety along Corner Farm Drive, and that it would lead to a loss of green field land on the edge of the settlement with the associated loss of wildlife.

There were also concerns about the effect of development on the local character of the area and that improvements to access through the widening of Corner Farm Drive would impact upon wildlife habitats. The site was also identified as acting as a buffer between areas of existing development. Some respondents suggested that the site might be suitable for fewer houses and any development should be well designed. Others suggested that the general area (Welshpool Road, Bowbrook) has plans for significant housing development already and therefore this isn't needed. The public at Shrewsbury Town Council events raised a number of points, namely: loss of local amenity; potential for an increase in traffic; and concern over loss of 200 year old hedgerows on the site.

**Question 13: Do you agree to the identification of a potential further phase of development of 300-400 dwellings to the south of the land proposed as a preferred option at Weir Hill Farm/Robertsford House (Site Shrew027 – further part)?**

Of the 129 respondents who answered this question (27%) agreed with the proposed site and 73% disagreed, with the remainder not indicating their overall view (1). Those against the proposal raised a number of issues with the site. There was a general concern from some respondents that this development will result in the loss valuable green space, wildlife habitat and local amenity, and that development in this location will damage a character of a landscape sensitive area on the rural edge of the town. A number of respondents expressed concern that development on this site will increase congestion in the local area and reduce safety, with particular focus on the impact of increased traffic in Preston Street and Belvidere Road.

Other respondents raised the point that number of dwellings proposed is too high and that a lower number would be more suitable. A number of respondents supported the proposed site allocation, but highlighted: that green corridor close to the river should be protected from development as it's a local amenity, wildlife habitat and has a key rural aspect; and that new

road infrastructure will be required to mitigate traffic issues along Preston Street and Belvidere Road.

The National Grid stated that development on the site shouldn't take place directly beneath overhead lines, and that the land beneath the overhead lines should be designed to make a positive contribution to the site.

**Question 14: Do you agree that site SHREW001, being land north of London Road (5 hectares) should be allocated as a reserved site for about 50 houses?**

Of the 113 respondents who answered this question a slight majority (51%) agreed with the proposed site and 49% disagreed, with the remainder (4) not indicating their overall view. A number of respondents raised concerns with the site as it will result in the loss valuable green space/open countryside on the edge of Shrewsbury, has wildlife habitat, and is important to the amenity of the area (in regards to being part of the River Severn corridor).

Others including CPRE Shrewsbury pointed to the high/medium landscape sensitivity of the area as part of the setting of the town. Ensuring the setting of the peaceful setting of the crematorium was also highlighted in the response. Of those that agreed with the proposals some respondents highlighted that it was important to ensure low density development on the site as suggested in the Preferred Option report.

**Question 15: Do you agree that site SHREW073, being land off Ellesmere Road (3.9Ha) should be allocated for about 146 houses?**

Of the 105 respondents who answered this question (78%) agreed with the proposed site and 22% disagreed, with the remainder not indicating their overall view (2). There was a general support from respondents with regards to utilisation of brownfield land for development. Respondents also highlighted that new road infrastructure will be needed to mitigate traffic issues resulting from the development.

Those against the proposal raised a number of issues with the site. There was a general concern from some respondents that this development would worsen already bad traffic on the local road network, and that this site would be more suited to employment uses rather than housing development. The Environment Agency stated; that the site appears to have potentially contaminative land uses (including landfill); that the site is in Flood Zone 2, although may be as a result of misalignment of the flood map, it is recommended that the developer undertakes some work through providing a topographical survey to verify the extent of the flood map.

**Question 16: Do you agree that site SHREW195, being the former Tesco site, Arlington Way (2.1Ha) should be allocated for about 106 houses?**

Of the 119 respondents who answered this question a large majority (88%) agreed with the proposed site and 12% disagreed, with the remainder (5) not indicating their overall view. Respondents supported this site as brownfield redevelopment that will contribute to the redevelopment of the area. Although a couple of respondents suggested that the number of houses proposed was too high and others stated that the site was more appropriate for employment development. The site is now being developed via an existing planning application.

**Question 17: Do you agree that site SHREW047, being the former Gay Meadow (2.8Ha) should be allocated for about 179 houses?**

Of the 119 respondents who answered this question 78% agreed with the proposed site and 22% disagreed, with the remainder not indicating their overall view (1). There was a general support from respondents with regards to utilisation of brownfield land for development. Respondents also highlighted that that a lower number of dwellings would be more suitable



for the site, and that any development on the site needs to be designed to mitigate the impact of flooding.

Those against the proposal raised a number of issues with the site. There was a general concern from some respondents that this development would worsen already bad traffic on the local road network, that the site is unsuitable for development due to flooding, and that this site would be more suited to public open space rather than housing development. The Environment Agency stated; that the site appears to have potentially contaminative land uses (including landfill). This is acknowledged in the report. We have been formerly consulted regarding contaminated land issues associated with the site.

**Question 18: Do you agree that site SHREW138, being land at Mousecroft Lane (1.6Ha) should be allocated for about 40 houses?**

Of the 133 respondents who answered this question a majority (64%) agreed with the proposed site and 36% disagreed, with the remainder (8) not indicating their overall view. A number of respondents supported the identification of this site as it is brownfield land.

A number of respondents against the allocation of the site raised a number of issues including the impact it will have already bad traffic and pedestrian safety (especially along Mousecroft lane); and that further greenfield use beyond the existing site would result in the loss valuable green space/open countryside on the edge of Shrewsbury, and impact on wildlife habitat and local amenity. Others supported reuse of the site for employment uses due to the loss of jobs if redeveloped, and did not support additional greenfield land for 74 houses. CPRE Shrewsbury felt that the redevelopment of brownfield land would be acceptable but development of greenfield land proposed for more residential use would not be acceptable.

There were concerns raised over the proposed density of the site suggesting a lower number would be more appropriate; that it was important to have mix of house types and ensure development was sympathetic to location; and it was important to integrate new pedestrian and road infrastructure into the scheme.

**Question 19: Do you agree that sites SHREW095 part/ELR006 (3 hectares), being the southern part of land west of Battlefield Road, be allocated for employment land?**

Of the 102 respondents who answered this question 83% agreed with the proposed site and 17% disagreed, with the remainder not indicating their overall view (3). There was support from respondents for this allocation, as it was highlighted that the site has good road access which makes a suitable location for development.

Those against the proposal raised a number of issues with the site. There was a general concern from some respondents that new employment land shouldn't detract from the town centre trade and employment development should be focused in the town centre. Respondents also raised the point that there is no need for extra provision of employment sites, as the empty unit's located in the town need filling first. The Environment Agency stated; that the site overlies till (mixture clays, silts, sands and gravels) which in turn overlies the Permo-Triassic sandstone. The depth to water table is variable. The majority of the sites appear to be greenfield. The public at Shrewsbury Town Council events raised the point of the possible accumulative impact of surrounding developments combined with this site on the local area.

**Question 20: Do you agree that site SHREW106/ELR007(2 hectares), being land east of Battlefield Road, be allocated for employment land subject to satisfactory access off Battlefield Road?**

Of the 106 respondents who answered this question a majority (78%) agreed with the proposed site and 22% disagreed, with the remainder (4) not indicating their overall view. Comments from respondents against the allocation of this site for employment use related to

the lack of need to identify more employment sites as empty units should be filled first; that the use of brownfield land should be used in preference to greenfield; and, that the north of the town has enough employment development and so new employment development should be focused in other areas of the town. There were also some concerns over the impact on traffic and pedestrian safety in the area.

English Heritage highlighted that the site is close to the Registered Battlefield and consideration will need to be given to any potential implications for its setting. The archaeological potential of these sites may also need to be considered. The National Grid stated that there should not be development directly underneath power lines to access to transmission system and pylons will need mitigation measures.

**Question 21: Do you agree with the proposed Primary Shopping Area and the primary and secondary shopping frontages for Shrewsbury Town Centre?**

Of the 118 respondents who answered this question 80% agreed with the proposed site and 20% disagreed, with the remainder not indicating their overall view (8).

A number of respondents highlighted that vacant Town Centre units need filling and regenerating, with particular focus needed on the Riverside shopping mall. Respondents also stated that retail development should be focused in the town centre rather than in out of town centres, and that independent shops need protecting from chain store development. Other issues raised by respondents were primarily focused around parking and congestion, namely: that parking provision and charges needs addressing to attract more visitors; and that congestion issues around the town centre need to be tackled.

Those against the proposal raised a number of points, namely; that the proposed shopping centre will not resolve the town centre issues, as will not attract new customer to the town; and that the Town Centre shouldn't be altered. This proposal is supported by Ford Parish Council, Miles Kenny and Bayston Hill Parish Council.

**Question 22: Do you agree with the proposed allocation of the land proposed for the New Riverside Shopping Centre for new retail development?**

Of the 115 respondents who answered this question a large majority (78%) agreed with the proposed site and 22% disagreed, with the remainder (1) not indicating their overall view. A number of respondents felt that new retail development on the site would make a positive contribution to the town centre's vitality; was preferable to developing out of centre; and, that the Riverside shopping centre needed to be redeveloped. A number of respondents against identifying this site raised concerns that empty shops need to be filled before developing new units; that the development will have an impact on the character of the town; and that the development should be smaller to have less effect on existing independent retailers. The site now has planning permission.

**Question 23: Do you agree with the proposed new development boundary for Shrewsbury?**

Of the 112 respondents who answered this question 43% agreed with the proposed development boundary and 67% disagreed, with the remainder not indicating their overall view (2). Respondents highlighted that they support Bayston Hill being kept as a separate settlement from Shrewsbury, with development being prevented from taking place between both settlements. A number of respondents also highlighted that they support the redrawing of Shrewsbury's development boundary to include certain preferred and non-preferred sites.

Those against the proposal development boundary raised a series of points. A number of respondents highlighted that they are against the proposed redrawing of Shrewsbury development boundary to include certain preferred sites. Other points raised by respondents were: that open countryside and green buffers and round the town should be protected; that

brownfield land should be utilised before greenfield is allocated for development; and that the amount of development proposed will damage the character of the town. Councillor Miles Kenny and Bayston Hill Parish Council disagreed with the proposal alterations to Shrewsbury's development boundary.

**Alternative Sites in the Place Plan area you think we should consider instead.**

A number of respondents highlighted that they sought to promote non-preferred sites for allocation, these sites are as follows: SHREW086, SHREW031, SHREW 028, SHREW 018, SHREW173, SHREW189/ 009, SHREW 090, SHREW126, SHREW010, SHREW142, Land off Reabrook (Kennedy Road) should be used for housing, and land East of Nobold Lane SHREW088. Other sites promoted by respondents are: Shelton Hospital (SHREW209).

Respondents also highlighted a number of sites that shouldn't be allocated for development, these sites are as follows: SHREW210/09, SHREW 030/R, SHREW094, SHREW019, SHREW023, SHREW027, and SHREW162R.

**BASCHURCH**

**Question 24: Do you agree that Baschurch should be a Community Hub?**

Out of the 58 respondents, a substantial majority (83%) support the designation of Baschurch as a Community Hub as it already acts as a hub for the surrounding settlement who shared Baschurch's facilities. Development within rural areas will also prevent decline and sustain rural communities. However some respondents felt that Baschurch was not an appropriate location for further development as it has already had sufficient housing and there is virtually no local employment in the area. Also concern was raised about the capacity of the existing sewerage and road infrastructure and the impact development would have on the rural character of the area.

**Question 25: Do you think that the target of a further 150-200 houses to be built in Baschurch by 2026 is appropriate?**

Out of the 60 respondents, the majority (63%) support the housing target for Baschurch, with a few respondents stating that more housing could be allocated due to the services and facilities within the village. However some respondents suggest that the existing road and sewerage infrastructure is inadequate to accommodate further housing. There is also concern that the existing schools, doctor's surgery and other services do not have capacity to support further housing. One respondent was concerned that the level of housing for Baschurch is disproportionate compared to other villages surrounding Shrewsbury. A few respondents also comment that the railway station should be re-opened before further development occurs.

**Question 26: Do you agree that site BAS005, being land behind Wheatlands Estate (1.26Ha), should be allocated for 40 houses?**

Out of the 53 respondents, a large majority (79%) support the inclusion of this site largely due it its location within the existing development boundary and close proximity to the services and facilities. Other than the general issues in connection to development within Baschurch as a whole, the issue of deliverability was raised by one respondent, as the site has been allocated for a number of years but not been built or progressed.

**Question 27: Do you agree that site BAS035, being land at Station Road (2.68Ha), should be allocated for 40 houses (subject to the provision of land for a school 'drop off' zone for coaches and other school traffic and satisfactory highway access)?**



Out of the 57 respondents, the majority (68%) support the inclusion of this site, as its location is in close proximity to the services and facilities and will provide a drop off point for the school, alleviating the existing problem at the Eyton junction. However some respondents argue that there is already existing congestion and road safety issue on station road, with cars parking on the side of the road and therefore increasing traffic will cause a greater problem. Concern was also raised that the site is being considered due to the proposed drop off point, which is not a practical location for the school. It was also considered that this development was 'backland' development and that adequate visibility splays would not be available.

**Question 28: Do you agree that site BAS025, being land to the rear of Medley Farm (1.22Ha), should be allocated for 25 houses?**

Out of the 56 respondents, the majority (68%) support the allocation of the site, subject to a suitable access option. However some respondents raised concern about gaining a suitable access to the site, as Dyas lane is narrow with poor visibility. Some respondents also stated that the development was too dense and would extend beyond the natural boundary of the village. English Heritage raised the point that the site is located next to a conservation area, therefore high quality design will be required to sustain and enhance its significance. It was also considered that alternative sites, currently not considered as preferred options, were more suitable.

**Question 29: Do you agree with the proposed development boundary for Baschurch?**

Out of the 56 respondents, a large majority (70%) support the proposed development boundary as the boundary is sufficient to meet housing need and will not dramatically alter the character of the village. However a number of objections were also received, the general issues related to the insufficient infrastructure to accommodate this scale of development, concern that it will turn Baschurch into a town and the presumption that development should be concentrated in the north east and east of the village- it was suggested that this area has no less landscape sensitivity than other areas. More specifically some respondents suggested the exclusion or inclusion of alternative sites (alternative sites details below).

**Alternative Sites in Baschurch**

1. Site BAS022 should be given full and further consideration. The site forms a natural extension to the village and is well related to existing development and facilities. Access is not a constraint and two viable options are available. The site is suitable to up to 50 dwellings.
2. Baschurch: Relocation of tennis club / men's club to green field site on other side of Church Road could free up land (partly unused) between Church Road & Westfield's Close for housing.
3. Land to the south of Baschurch off Prescott Island should be considered for housing as it has excellent facilities, easy access and the land owner is willing for it to be included.
4. In Baschurch Site BAS 034 has been discounted as it is too large however there has never been an assumption that all of it would be used, an allocation there instead of BAS025 would give the village the first step in what it really wants - a station stop. Public opinion is behind the stop, and if this chance goes the owner of the building will sell on the open market and the opportunity will be lost forever

5. Land at Prescott Corner, Baschurch- the site has an existing suitable access, is located opposite the medical centre and is convenient for public transport services to both Shrewsbury and Oswestry. The site is also well screen.
6. BAS019, 034, 035- *The Parish Council* would like consideration to be given for BAS034 and BAS019 to facilitate a loop road via BAS035 to allow easier access to the Corbet School but also feel that it is vital that some of this land is used to provide work units.
7. Plot BAS 017 needs to be considered for 35 houses as it includes provision for a new doctors surgery
8. Considered BAS017 for mixed use development, to include site for relocated Doctor's Surgery, residential and open space. The site has historic permission for development (although not extant) which shows that the site is suitable for housing development. The site has no access, flooding or ecological constraints and is located within easy access to facilities and services. The development will provide land for a new surgery, which will provide the required accommodation and car parking space required. Baschurch has no more capacity for further windfall development and therefore need to allocate a site for the remaining housing target.
9. BAS017- the Parish Council support the principle of development of the site on condition that the allocation for parking spaces at the surgery is increased and an access created from Milford Road. The integrity of the Coffin Path be maintained and should the housing site be developed prior to the surgery the routine maintenance at that part of the site should remain the responsibility of the developer/land owner.
10. Support inclusion of BAS017
11. Support inclusion of BAS017- need for a new medical surgery

#### **Other Issues- Potential Allocation of BAS017**

During the consultation process, new information was received regarding site BAS017 including details of land for a new Medical Practice and associated parking. Shropshire Council decided that the site should be part of a public consultation as a preferred option and Baschurch Parish Council agreed provided that the allocation of car parking is increased and an access created from Milford Road, conditions which the developer has agreed to. 4 additional comments were received in favour of the inclusion of the site, stated that there was a need for a new surgery. However a number of respondents (6) do not support the potential inclusion. The key issues raised include;

1. Loss of visual and aural amenity for existing neighbouring properties
2. Does not accord with 2008 plan, which shows that the community want small development of 5 or fewer houses, not 30
3. Loss of privacy and overlooking for neighbouring properties.
4. No real community benefit- the existing surgery is sufficient and there are no car parking issues.
5. Not in preferred location for development in the village, Parish Plan identified the north east and east of the village as this areas landscape sensitivity if less.
6. Does not have good access to facilities and services.
7. Site has high risk of groundwater flooding
8. Concern that the site is only being considered due to the potential community gain of a new surgery. However this is unlikely to be built as the Doctor's cannot afford it. So what will happen to the piece of land "set aside"?
9. Lack of sewerage capacity

#### **BAYSTON HILL**

**Question 30: Do you agree that Bayston Hill should be a Community Hub?**

Out of the 56 respondents, a substantial majority (48 out of 56, (86%)) support the designation of Bayston Hill as a Community Hub. A few respondents comment that it was important that growth is allowed and managed across the whole county, including the rural areas, in order to sustain communities and prevent areas of decline. One respondent did raise concern over the capacity of the A49.

**Question 31: Do you think that a target of a further 50-60 houses to be built in Bayston Hill by 2026 is appropriate?**

Out of the 58 respondents, a substantial majority (51 out of 58 (88%)) support the housing target for Bayston Hill as it is a large settlement with suitable services and facilities. Some respondents even suggested that a higher target would be appropriate. Concern was raised again about the access from and to the A49, and need for infrastructure improvement. It was also stated that the results of the Parish Plan showed support for the maintenance of the countryside space to ensure the Bayston Hill remains separate from Shrewsbury, and therefore housing should not be allowed on sites that would undermine this.

**Question 32: Do you agree with the development boundary for Bayston Hill?**

Out of the 58 respondents, a large majority (45 out of 58 (78%)) support the development boundary for Bayston Hill. However a number of respondents comment that the boundary should be extended to allow for additional growth, and several alternative sites were suggested, including; Land off Pulley Lane, (BAY011- support by 4 respondents); Land off Hereford Road (BAY009) and Land off Burgs Lane (BAY008).

**Alternative Sites in Bayston Hill**

1. Land off Pulley Lane (BAY011)- 4 respondents support this allocation.
2. Land off Hereford Road (BAY009)
3. Land off Burgs Lane (BAY008).

**BOMERE HEATH**

**Question 33: Do you agree that Bomere Heath (with Leaton & Dunns Heath) should be a Community Hub?**

Out of the 50 respondents, a substantial majority (40 out of 50 (80%)) support the designation as it will provide housing to meet the demand and prevent decline in rural communities. However a few respondents felt it would create sprawling or ribbon development.

**Question 34: Do you think that the target of a further 50 houses to be built in Bomere Heath (with Leaton & Dunns Heath) by 2026 is appropriate?**

Out of the 53 respondents, a large majority (41 out of 53 (77%)) support the housing target as it has a good range of services and facilities. A few respondents even suggest a higher target would be appropriate. However some respondents comment that Bomere Heath was already at capacity, and issues with traffic congestion and parking already existing, especially around the shop and school. Bomere Heath and District Parish Council have altered their position on the housing target, suggesting that 10-25 houses across all of their cluster areas would be appropriate, with a maximum of 6 dwellings per cluster.

**Question 35: Do you agree that site BOM004/R, being land off Shrewsbury Road, Bomere Heath (2Ha), should be allocated for 30 houses?**

Out of the 50 respondents, a very substantial majority (46 out of 50 (94%)) support the allocation of BOM004/R, as it is the most suitable location in Bomere Heath, in close proximity to the services and facilities. A few respondents did suggest that improvement to public open space for recreation and outdoor community areas should be incorporated with any application on this site.

**Question 36: Do you agree that no development boundary should be identified for Bomere Heath?**

Out of the 51 respondents, a majority (35 out of 51 (69%)) agree that there should not be a development boundary for Bomere Heath. However some respondents suggest that a development boundary would be appropriate for Bomere Heath, as it will clarify where the village and open countryside begins and end and suggest the potential areas for windfall development. This was supported by the Parish Council which stated that Bomere Heath should have a development boundary, which could include the area formerly used by the cricket club. It was also suggested that land to the north and east of the village has the capacity for further development.

**Alternative sites in Bomere Heath**

1. Land South of Preston Gubbals Road (BOM002)
2. Land North of Preston Gubbals Road (BOM003)
3. Land North of Bomere Heath (BOM001)
4. Land at Green Lane, Bomere Heath (BOM022a and BOM022b)

**Other Issues**

**1. Albrighton and Preston Gubbals- Community Cluster?**

During the consultation process Bomere Heath and District Parish Council informed Shropshire Council that they wish to designate an additional Community Cluster comprising Albrighton and Preston Gubbals. This additional cluster was also support by one member of the public.

**2. Bomere Heath Maintaining the Footpath Network**

Any development taking place in Bomere Heath should bear in mind any impact it will have upon the footpath network, and should seek preserving the attractiveness of the

**NESSCLIFFE**

**Question 37: Do you agree that Nesscliffe should be a Community Hub?**

The majority of respondents (45 out of 55 (82%)) supported the designation of Nesscliffe as a Community Hub, with some respondents stating that it was important to allowing growth in rural communities to prevent decline and sustain the existing communities. One respondent stated that the existing road network is not capable of accommodating additional growth.

**Question 38: Do you think that the target of a further 50 houses to be built in Nesscliffe by 2026 is appropriate?**

The majority of respondents (43 out of 59 (73%)) supported the overall housing target for Nesscliffe, with one respondent stating that it would even accommodate up to 80 dwellings. However a number of people objected to the target, stating that it was too high and would create adverse traffic implications on the local road network. The Parish Council supported this position and stated that the overall target should be reduced to 30 houses over the Plan Period.

**Question 39: Do you agree that sites NESS004 and NESS012 (part), being land West of Holyhead Road (0.5-1Ha) should be allocated for 10-15 new houses?**

The majority of respondents (38 out of 56 (68%)) supported the allocation of the sites as a preferred option, with one respondents stating that the allocation should be increase to provide 65 dwellings. However a number of respondents objected to the inclusion of the sites stating that development would have a negative impact on the landscape and the local road network. Concern was also raised that the development of this scale would be too dense, with the Parish Council adding that new development should be limited to 10 dwellings.

**Question 40: Do you agree that no development boundary should be identified for Nesscliffe?**

The majority of respondents (37 out of 55 (67%)) agreed that there shouldn't be a development boundary identified for Nesscliffe. However a few respondents stated that a development boundary would be appropriate and suggestion that the old development boundary should to restored.

**Other Issues- Great Ness Cluster**

During the consultation Great Ness and Little Ness Parish Council informed Shropshire Council that that they wished to identified Great Ness, Little Ness Wilcot, Hopton/Valeswood, Kinton and Felton Butler, as a community cluster in their own right to allow only infill development in these settlements. A number of comments in objection to this decision where received during consultation;

1. Object to the designation of a Great Ness Cluster. It is against the result of the survey which was conducted, where the majority of the residents stated a wish to remain as countryside
2. The Great Ness residents are against developments in our area and this was certainly made clear at the meeting. A survey of the resident's wishes had been made and it was overwhelmingly against development in what is conservation area. There are virtually no employment available within the parish and all workers will have to commute
3. I STRONGLY against our Parish Council's decision to make Great Ness a cluster and allow infill building. When the new planning scheme was first announced it was agreed that we should remain countryside, I don't understand why this decision is being changed in spite of the wishes of the majority of Great Ness residents. I believe that some small hamlets should be left as precisely that, to build everywhere and anywhere will destroy the whole essence of England.
4. A survey was conducted and the results which came back were; 20households- Countryside; 2 households- Cluster, one of those being the developer who wants to build in Great Ness; 2 abstentions and 4 surveys were not able to collect. Great Ness is a Conservation area, it is not on mains drainage, and our water pressure is poor. There are currently three houses in the village for sale, which have had little interest from buyers, so we do not need to have any more houses built in 'infill', when it would appear that there is no interest from people wishing to come and live in the ones that are currently for sale. We do not have any services to offer which would contribute to a



sustainable community, and the nearest bus stop is a half a mile away. In the housing needs survey no one in Great Ness voted for there to be any more housing in Great Ness, Affordable or Open market.

5. Parish Council RESOLVED that the settlements of Great Ness and Little Ness parish namely Wilcot, Hopton/Valeswood, Kinton, Felton Butler, Great Ness and Little Ness be considered a community cluster in their own right to allow only infill development in these settlements
6. On numerous occasions the Parish has been asked for its views on housing and each time the residents of Great Ness have stated that they wish to remain as countryside with no new development. The residents worked hard to gain conservation area status because they wanted to protect what they feel is an important and unique area of the Shropshire countryside. A designation of countryside may it is felt help in this protection.
7. I understand that at a recent meeting our Parish Council decided that the way forward for Great Ness was as a cluster development. I believe this was decided in the face of a local survey. I also believe that this survey was not a partial survey but took the views of the vast majority of residents and that the survey was overwhelmingly in favour of in direct Great Ness remaining to be designated as Countryside.
8. Residents of Great Ness have carried out a survey of all 27 households in the village and this has clearly indicated 20 for to 2 against with 4 non returns that the residents wish to remain as Countryside. Residents of Wilcot attended on 3rd July and clearly indicated their desire to remain open countryside.
9. I write to express to you my strong objections to the overruling of Great Ness residents' expressed wishes by the Parish Council who, regardless of their electorate, have chosen instead to opt for Great Ness to become a 'cluster' rather than 'countryside'. They have absolutely no mandate for this decision and a cynic might suspect that some councillors have personal if not pecuniary reasons for preferring the option which would allow further development within this hamlet.

### ***BICTON HEATH, FOUR CROSSES AND MONTFORD BRIDGE***

#### **Question 41: Do you agree that Bicton village, Four Crosses area (part) and Montford Bridge (Montford Parish) should be a Community Cluster?**

Out of the 53 respondents, a substantial majority (46 out of 53 (87%)) support the designation of the settlements as a Community Cluster, as the area is well served by services and facilities and the settlement already act as a Cluster. IT was also stated that development was required in rural areas to prevent further decline and sustain communities. However one respondent did comment that development in these areas would destroy their rural nature.

#### **Question 42: Do you agree that the target of a further 15 new houses to be built in Bicton Village and part of the Four Crosses area (Shepherds Lane) by 2026 is appropriate?**

Out of the 51 respondents, a substantial majority (48 out of 51 (82%)) support the housing target of a further 15 houses. However some respondents (4 out of 51) stated that Bicton should have a higher target as it has the capacity and services to accommodate more housing. Concern was raised that sufficient growth was required to ensure the on-going viability of services and facilities. It was also suggested that the housing target needs to be flexible in order to meet the future housing need over the plan period.

**Question 43: Do you agree that the target of a further 10 new houses to be built in Montford Bridge (Montford Parish) by 2026 is appropriate?**

Out of the 52 respondents, a substantial majority (44 out of 52 (85%)) support the housing target for Montford Bridge. One comment was received which suggest that self-build and individual development should be allowed.

**Question 44: Do you agree that land should be allocated for a small group of 5-8 houses on site MNB2 (part) being land south-west of the Holyhead Road?**

Out of the 50 respondents, a substantial majority (40 out of 50 (80%)) support the allocation of this site, as it was positively assessed through stage 1 and 2a and is relatively unconstrained. However Montford Parish Council do not support the allocation of the site, stating that they wish the housing target to be met through windfall site only and that each windfall sites should have a maximum of three to five new private houses and be in locations which are supported by Montford Parish Council at the time.

**Question 45: Do you agree that no development boundary should be identified for Montford Bridge?**

Out of the 47 respondents, a large majority (36 out of 47 (77%)) agree that Montford Bridge should not have a development boundary. However a few respondents feel that a development boundary around Montford Bridge would be appropriate as it will control the location of development and clarify where the village and open countryside begin and end. One respondent raised the issue that the proposed boundaries were already allocated as some farmers had already sold land for development.

**Question 46: Do you agree with the development boundary for Bicton village?**

Out of the 49 respondents, a substantial majority (41 out of 48 (84%)) support the development boundary for Bicton village. However a few respondents stated that the boundary was too tightly drawn and that there was insufficient land to meet the housing target. Suggestions to extend the boundary to include land near to Bicton School, the centre of the village and north of Holyhead Road were noted. One respondent raised the issue that the proposed boundaries were already allocated as some farmers had already sold land for development.

**Question 47: Do you agree with the development boundary for the Four Crosses area (part – Shepherds Lane)?**

Out of the 48 respondents, a substantial majority (39 out of 48 (81%)) support the development boundary for Four Crosses area. One respondent did suggest that the boundary act Shepherds Lane could be extended to the east in order to provide a more logical rounding off to the settlement and enable more flexibility for infill housing. One respondent raised the issue that the proposed boundaries were already allocated as some farmers had already sold land for development.

**Alternative Sites in Bicton-Montford Cluster**

1. Land adjoining Bicton School (BIC021sd) - the site is approx. 2.07 acres and is suitable and available for development. The site has no access, flooding or landscape constraints and is located next to existing development.
2. Land Adjoining Holyhead Road, Bicton (BIC008) - the site is approx. 1.97 acres and is available for development. The site has no access, flooding or landscape constraints and could accommodate 10-15 dwellings.



## Other Points

### 1. Environment Agency

(Montford Parish) All located on Permo Triassic Sandstone – the majority within SPZ3 (except Bicton)

### ***DORRINGTON, STAPLETON AND CONDOVER***

#### **Question 48: Do you agree that the settlements of Dorrington, Stapleton and Condover should be a Community Cluster?**

Out of the 60 respondent, a substantial majority (459 out of 60 (82%)) support the designation of a Community Cluster as the settlements share a functional relationship due to their close proximity and shared services and facilities. The plan growth will prevent decline and sustain the communities for the future. One respondent did comment that Condover and Dorrington could equally be designation as separate Community Hubs as they both have the appropriate facilities and services. Another respondent stated that Stapleton should not be included in the cluster as it was a much smaller settlement with different needs.

#### **Question 49: Do you think that the target of a further 55-60 houses to be built in Condover (20-25), Dorrington (about 30) and Stapleton (about 5) by 2026 is appropriate?**

Out of the 61 respondents, a large majority (45 out of 61 (74%)) support the overall and individual housing targets for the cluster. A few respondents stated that Condover, Dorrington and Stapleton are all capable of accommodating more development, as the current levels are not sustainable. However, a few respondents stated that the target for Dorrington and Stapleton was not too high. It was considered that Stapleton has a lack of amenities and infrastructure capacity and therefore no development should occur. Concern was also raised that any further development in Dorrington should be phased over the plan and would need to provide a safe pedestrian crossing, speed reminder measures and safe access off the A49.

#### **Question 50: Do you agree that site CON006, being land opposite the school (0.3Ha), should be allocated for about 5-10 houses?**

Out of the 52 respondents, a substantial majority (42 out of 52 (81%)) support the inclusion of this site; one respondent stated that the development should include 2 affordable properties. However another respondent stated that development of this site would result in undesired ribbon development. Another respondent highlighted the existing car parking problems at the school and suggested that this land could be used as a drop off/ collection point for pupils.

#### **Question 51: Do you agree that site CON005, being land east of Shrewsbury road (0.2Ha), should be allocated for about 5-10 houses?**

Out of the 52 respondents, a substantial majority (42 out of 52 (81%)) support the inclusion of this site; one respondent stated that the development should include 2 affordable properties. A few respondents stated that development of this site would result in undesired ribbon development and consideration of an extension of CON006 would be preferable. A

respondent also raised concern about the capacity of the school and the current car parking issues.

**Question 52: Do you agree with the development boundary for Condover?**

Out of the 51 respondents, a substantial majority (41 out of 51 (80%)) support the development boundary for Condover, a respondent stated that they support the extension of the boundary to include Home Farm. A few respondents stated that the boundary should be extended further to included alternative sites (alternative sites detailed below).

**Question 53: Do you agree that site DOR004, being land off Forge Way (0.6Ha), should be allocated for about 15 houses?**

Out of the 61 respondent, a substantial majority (49 out of 61 (80%)) support the inclusion of this site as it provides a good mix of houses, including starter homes and bungalows for the elderly. It also provides a safe pedestrian crossing through the village. However some respondents object to the site due to the proposed access onto the A449, which is already dangerous and difficult to use. There was also concern that the site was not suitable for 30 houses and would be too dense a development. Another issue raised was the impact to the heritage assets in the area, especially the Church.

**Question 54: Do you agree with the development boundary for Dorrington?**

Out of the 58 respondents, a substantial majority (48 out of 58 (83%)) support the proposed development boundary for Dorrington. Some respondent did state that the identified open space areas should be acknowledge on the development boundary map, in order to protect these areas. Some respondents did object any of the proposed changes to the development boundary, stated that Dorrington has seen substantial growth in recent year, and any further growth should be retained in the existing boundary. Specifically concern was raised about the inclusion of land known a Lower Folds (Eastern Boundary), as the land is prone to flooding and not suitable for any form of development. Some respondents also suggested alternative sites that should be included in the boundary (details of alternative sites given below).

**Question 55: Do you agree with the development boundary for Stapleton?**

Out of the 52 respondents, a substantial majority (45 out of 51 (88%)) support the development boundary for Stapleton. One respondent stated that the boundary should be extended to the north east adjacent to Manor Court as this would be a logical location for development. Another respondent stated that whilst they support the proposed boundary, local residents should have input now in identify appropriate location for minimal development as this would be more consistent with the principles of localism and likely to produce a better outcome.

**Alternative Sites in Dorrington, Stapleton and Condover**

1. Land to the south of the Old Vicarage Dorrington (DOR017)- 13 respondents, including the Parish Council support the inclusion of this site, for the following reasons;
  - a. The site would provide a mix of market and affordable housing, including the potential for housing for the elderly. It is well related to the village and is close to community facilities. The site has no known access; infrastructure; residential amenity; landscape; heritage or flooding constraints. It will also provide a safe cycle and pedestrian route, which is a significant benefit, enabling increased and

- safer connectivity between the west and east sides of the village. Therefore this site should be allocated for 16 houses.
- b. This site exits onto Church Road, which is clearly the better proposition with the Church Road/A49 junction offering a much improved safety aspect, compared to the Forge Way site (DOR004).
  - c. Would meet Government requirements and enhance village facilities.
  - d. The proposed entrance being on Church Road is firstly far enough away from the school to not cause any additional traffic issues. I also feel that accessing the A49 from Church Road is safer than accessing from Forge Way. The A49 as you are aware is a very busy main road and having driven out of both junctions the visibility is considerably better from Church Road. The proposed site behind the Old Vicarage is centrally located and will not block any existing views or affect the privacy of any existing residents, the other proposed sites cannot guarantee this. Having already had my view detrimentally affected by development I would not want this to happen to other residents. 3) The proposed development could provide the villagers especially the children with a safer and improved pedestrian and cycle route through the village. 4) The development at the Old Vicarage would contain the development neatly and in a logical way.
  - e. It would be a massive boost to the community and for the school and does not affect anybody apart from the Landowners whom welcome this development.
  - f. Well situated within the village and appears to be the most logical place for future housing development.
  - g. A good mix of properties for not only young people, but also families and older couples and would be centrally located in the village giving easy access to all amenities. It also means that the village would be developed within its current boundaries and not extended into the greenfield land to the north of the village off the busy A49, which is less suitable as, being on the outskirts, would definitely increase traffic to the school, shop, church and doctor's surgery as well as turning Dorrington into more of a ribbon village. This development will meet the housing need and provide an improved safer pedestrian and cycle thoroughfare through the centre of the village to the amenities.
  - h. Appears to be an ideal and very practical solution to the requirement for more mixed housing, the location being conducive to social integration within the village community and very close to the existing village amenities
2. Land in Condover (CON003), lying immediately to the rear of the school, as identified on the attached plan should be allocated for residential development.
  3. Land at Home Farm, Condover- The site is capable of accommodation the development required in Condover and would partly involve the use of a brownfield site. Development would not result in loss of productive agricultural land. The site has no known constraints in terms of landscape, infrastructure and access. (New Site)
  4. Land to the South of Falkland Road- can provide the identified housing need for Dorrington and would complete and consolidate the built form while respecting the village layout. There are no known constraints to the use of the site. The site is available immediately and residential development including affordable housing is deliverable.
  5. Land to rear of Sunny Cottage (DOR007) should be allocated instead of DOR004. DOR007 fits national policy better and can accommodate the 30 dwellings and required recreation land. The site is within the development boundary, is surrounded by existing development and has a suitable access.
  6. Re-consider the allocation of CON001- It is acknowledged that the site is separate from the main part of the village unless CON003 is development. Never the less the site is adjacent to community facilities. There is the opportunity to offer extension to community facilities: - Extension to school grounds with allocation of CON003; Extension to community sports fields as part of CON001; Provision of better sport; recreation and community facilities with extension to the development boundary by including CON001

and CON003 with appropriate cross funding and Provision for community led development; self-build plots; or other innovative mixed use developments.

**Other Issues-**

**1. Allocation of Land to the rear of The Old Vicarage (DOR017)-**

During the consultation process, Condover Parish Council informed Shropshire Council that they wished to allocate DOR017 as an additional preferred site, for 15 dwellings. This potential allocation was supported by a further 12 representation (details given above). However 3 respondents object to the potential inclusion of the site for the following reasons

1. 1) Large development altering the delicate balance of the village 2. Potential damage to the rural character and vista of St Edwards Church 3. Two link roads to adjacent sites that have not been identified for development indicate the scale of this proposal 4. Access onto Church Road is near the School and the Church, is narrow at that point and is already a "rabbit run" at times. 5. Access onto the A49 major trunk road is already difficult and the increased traffic flow would further hinder the flow of traffic and put people in danger. 6. Extra traffic generally in the area of the school and near the shop will be dangerous, particularly for the elderly and young children. 7. A massive development like this will overwhelm the physical infrastructure of the village 8. The proposal will intensify land usage and the views and privacy of the Forge residents, St Edwards Church and the grave yard will be affected. AS will The Old Vicarage!!
2. I do not agree with this site being included in the development boundary. The extra traffic would overburden an already busy junction. There is no pavement for part of this road and it goes straight past the school which is busy anyway. It would not be safe for significantly more vehicles to use this area.
3. I am concerned that the vicarage site that has recently been put forward is not identified here for consultation. If the developer is able to ensure traffic comes out of forge way, I would agree with it. If the development exits on to church road I would object. Church road is narrow, limited foot ways, next to the local school which can get congested. 15 dwellings which have been suggested would bring substantial extra vehicles. I am cautious about this site. Church road safety was an area of concern identified through the parish plan questionnaire. A safe pedestrian crossing on the A49 is vital if this development is agreed. CIL contributions should be directed towards youth activities/shelter, play area maintenance, village hall support and contributions to other village groups.

***GRAFTON, FOTZ, MYTTON AND FORTON HEATH***

**Question 56: Do you agree that the settlements of Grafton, Fitz, Mytton and Forton Heath should be a Community Cluster?**

Out of the 47 respondents, a substantial majority (42 out of 47 (89%)) support the designation as a Cluster. Some respondents stated that was important to have growth in the rural areas to prevent decline and sustain communities. However some respondents objected to the designation for the following reasons; none of the settlements have a complete set of facilities, vehicle journeys would increase in order to reach facilities and the development would blight the traditional rural communities.

**Question 57: Do you think that the target of a further 10-25 houses to be built in the Community Cluster?**

Out of the 47 respondents, a substantial majority (39 out of 47 (83%)) support the houses target across the cluster. One respondent stated that support was subject to an identified need, substantial proportion of local people and affordable homes and sympathetic rural design. A concern was also raised about the increase vehicle movements because of the lack of facilities and the further impact to an already congested rural environment.

**Question 68: Do you agree that no development boundary should be identified for these settlements?**

Out of the 47 respondents, a substantial majority (39 out of 47 (83%)) agree that no development boundary should be identified.

**Alternative Sites in Grafton, Fitz, Mytton and Forton Heath**

1. Consider allocating Land at Mytton Mill, Forton Heath for 16 dwellings (in additional to the 9 already granted). an allocation would ensure that new development would be focussed on one of the larger of the four settlements included in the Cluster, would assist in securing a viable future for Mytton Mill itself and would represent a sound and sustainable approach to development of the area through containment of development and conversion of an existing property. Containment of development at Mytton Mill as proposed would also assist in preventing sporadic encroachment into the open countryside, in circumstances where none of the four villages have identified settlement boundaries, making it difficult to resist new development on the edges of the settlements. Allocating Mytton Mill would also assist in preventing the four settlements within the Community Cluster from coalescing.

**HANWOOD AND HANWOOD BANK**

**Question 59: Do you agree that the settlements of Hanwood and Hanwood Bank should be a Community Cluster?**

Out of the 47 respondents, a substantial majority (42 out of 47 (89%)) support the designation as a Community Cluster. One of the reasons for the support is the acknowledgment that rural communities need growth in order to prevent decline and sustain communities. A respondent did comments that development needed to be concentrated in the centre of the village, to prevent further ribbon development.

**Question 60: Do you think that the target of a further 10-50 houses to be built in Hanwood and Hanwood Bank by 2026 is appropriate?**

Out of the 49 respondents, a substantial majority (41 out of 49 (84%)) supported the target for housing. A respondent commented that the target could be higher, due to the easy access to the A5 and Shrewsbury. It was also stated again that housing should be located in the centre of the village. A few respondents did state that the figure was too high, with a maximum of 10 and 30 being suggested. Consideration should also be given to allow self-build and individual developments.

**Question 61: Do you agree that site HAN011/R, being land west of the school (1Ha) should be allocated for approximately 30 houses?**

Out of the 51 respondents, a large majority (39 out of 51 (76%)) support the inclusion of the site as it is a logical site for extending the village, it will support the local school and services and potential provide traffic calming and pedestrian crossing near to the school. The main concern was that the development of this site would eventually lead to the coalescence of the settlements of Hanwood and Cruckmeole, creating even more of a linear village. Some respondents suggested that development should be focussed in the centre of the village, widening the village rather than continuing to lengthen it.

**Question 62: Do you agree with the development boundary for Hanwood and Hanwood Bank?**

Out of the 48 respondents, a substantial majority (39 out of 48 (81%)) agree with the development boundary. A few respondents did state that land near the old mines, brickyard, clay pit and quarry should be allocated for development, as they would widening the village rather than lengthening it and potential merging the settlements of Hanwood and Cruckmeole.

**Alternative Sites in Hanwood and Hanwood Bank**

1. Pontesbury Parish Council would also support development of Land to the south of the A488 to include part of land reference HAN013 and farmland between Pound Lane and the Parish boundary (not included in SAMDev). A line extending from 50m south of the railway line on Pound Lane and running roughly parallel to the railway line as far as the rear of properties on Orchard Lane in Hanwood Parish as the furthest southern limit

**Other Points**

1. Environment Agency

Landfill located approximately 150m to the east of the site. Possible shallow groundwater.



**LONGDEN, HOOK-A-GATE, ANNCROST, LONGDEN COMMON, LOWER COMMON/ EXFORDS GREEN**

**Question 63: Do you agree that the settlements of Longden, Hook-a-Gate, Annscroft, Longden Common, Lower Common/Exfords Green should be a Community Cluster?**

Out of the 57 respondents, a substantial majority (50 out of 57 (88%)) support the designation of a Community Cluster. Some respondent stated that it was important that growth is allowed in the rural areas to prevent decline and sustain communities. The Parish Council stated their wish for development to be focus in Longden as it is the largest settlement and contains the majority of services and facilities. This statement was also support by a number of respondents.

**Question 64: Do you think that the target of a further 10-50 houses to be built in this Community Cluster by 2026 is appropriate?**

Out of the 58 respondents, a substantial majority (49 out of 58 (84%)) support the housing target for the Cluster. Some respondents stated that the development should be small scale or individual, infill or conversions, in line with the aspirations of the Parish Council and local residents. However some respondents stated that a more precise figure needed to be decided as the range was to large, with some respondents suggestion target of 25, whilst others where suggesting nearer 50. Concern was raised that a target of 50 would not be achievable through infill and conversion alone and allocation of Greenfield extension sites would need to occur.

**Question 65: Do you agree that no development boundary should be identified for Longden, Hook-a-Gate, Annscroft, Longden Common, Lower Common/Exfords Green?**

Out of the 54 respondents, a substantial majority (46 out of 54 (85%)) agree that no development boundary should be identified for any of the settlements. A respondent stated the emphasis should not be on whether a proposed development in positioned on the correct side of an arbitrary line but should rather take account of all issues of sustainability. However a respondent stated that a development boundary for Longden would prevent sprawl outside of the village.

**Alternative Sites in Longden, Hook-a-Gate, Annscroft, Longden Common, Lower Common/Exfords Green**

1. Land to the northern side of Longden (LON020sd)- The site is approx. 1.4 acres and is within walking distance to the village facilities. It is considered the best and most sustainable housing opportunity available. The site has no access, flooding or landscape constraints and is available immediately. It is suitable for up to 15 dwellings, phased over time to meet the needs
2. Land at the southern edge of the village- the site is approx. 1.1 acres and is available for development immediately. The site has no access, flooding or landscape constraints and could accommodate up to 10 dwellings.
3. Land to the west of the Rectory, Longden. This site, which is entirely owned by the Diocese, represents a suitable location for a small scale housing development and can be delivered in the early years of the plan period.



## ***MERRINGTON, OLDWOODS AND WALFORD HEATH***

### **Question 66: Do you agree that the settlements of Merrington, Oldwoods and Walford Heath should be a Community Cluster?**

Out of the 47 respondents, a substantial majority (39 out of 47 (83%)) support the designation as a Community Cluster.

### **Question 67: Do you think that the target of a further 10-25 houses to be built in this Community Cluster by 2026 is appropriate?**

Out of the 48 respondents, a large majority (37 out of 48 (77%)) support the housing target. Some respondents suggested the Walford Heath and Old Woods should be the focus for development as they are more suitable for development than Merrington, which has a more scattered rural character and appearance. However other respondents stated that no development should take place as there is a lack of facilities and would spoil the beautiful rural character of the area. One respondent also stated that Old Woods is not appropriate for further development due to poor road services and risk of flooding.

### **Question 68: Do you agree that no development boundary should be identified for these settlements?**

Out of the 46 respondents, a substantial majority (39 out of 46 (85%)) agree that no development boundary should be identified. A respondent did suggest that Walford Heath should have a boundary to include land at Walford Heath Nurseries.

## **Alternative Sites in Merrington, Oldwoods and Walford Heath**

1. Land at Walford Heath Nurseries (WALFH001)- the site is approx. 1.7 acres and is deliverable and available. There are no known flooding or landscape constraints.
2. Land Adj Broad View, Old woods (OLD001sd)- development of this site would consolidate existing built development, rather than extending the village into open countryside. The site could accommodate 6 dwellings and could be design in respect to the existing built form. There are no constraints to development of the site.

## **Other Points**

2. Environment Agency

Mixed superficial deposits overlying the Permo-Triassic sandstone. The area to the SE of Merrington lies within a SPZ. There are a number of private supplies in the area. extensive drift deposits with a number of private supplies in the area.

## ***UFFINGTON***

### **Question 69: Do you think that the target of about 5 houses to be built in Uffington by 2026 is appropriate?**

Out of the 47 respondents, a large majority (37 out of 47 (79%)) support the housing target for Uffington. Uffington Parish Council commented that 4 for the 5 houses should be allocated on the preferred site (UFF06/10) and the remaining one house should be infill development. However some respondents felt that a target of 5 houses was not appropriate and that more housing was required to meet local need and to address the imbalance of

housing stock in the locality. One respondent suggested that a target of 10-15 houses could be accommodated.

**Question 70: Do you agree that site UFF06/10, being land between Manor Farm and Top Cottages, should be allocated for up to 5 houses?**

Out of the 46 respondents, a substantial majority (39 out of 46 (85%)) support the inclusion of the site for up to 5 houses. The Parish Council confirmed its support for the site, but stated that it should only be allocated for 4 houses. A respondent did raise concern that the land owner is unwilling to release the land, questioning the deliverability of the site.

**Question 71: Do you agree that no development boundary should be identified for Uffington?**

Out of the 45 respondents, a large majority (33 out of 45 (73%)) agree that no development boundary should be identified. One respondent did argue that a development boundary should be drawn and that the route of the old canal should be protected from development that would prevent the future restoration of the canal.

**Alternative Sites in Uffington**

1. Land south of Uffington (UFF004) - The site immediately borders the existing housing to the north with a farmstead to south. Should housing be permitted on this land it would provide a natural extension to the linear form of the village. Development would be best situated on the road frontage only to match the mentioned existing linear form, however, if required the whole site is available. Housing already exists on the opposite side of the road and any development would provide infill between the existing built form of the village – the farmstead providing a natural boundary to the south. Safe access can be easily achieved, services are readily available and the site is deliverable immediately.
2. Reconsider site UFF002/09- Do not agree with the Councils conclusion that the site is “not well related to existing built up area; to south of main settlement”. The site lies some 0.2 miles from the main focal point of the village; The Corbet Arms and 0.3miles south of the Village Hall. Considering both its adjoining footpath and residential properties (Top Cottages), we do not feel this site can be considered to be not well related, specifically as it is located only some 0.1miles south of that site proposed for allocation. This site should be considered as an opportunity to create a logical extension to village.
3. Land to the rear of Vine Cottage- Development of the site would form infill development in the centre of Uffington. The site has its own access and no known flooding constraints.

**Other Issues**

3. Uffington Maintaining the Footpath Network

Any development taking place in Uffington should bear in mind any impact it will have upon the footpath network, and should seek preserving the attractiveness of the network.

## **WESTON LULLINGFIELDS, WESTON WHARF AND WESTON COMMON**

### **Question 72: Do you agree that the settlements of Weston Lullingfields, Weston Wharf and Weston Common should be a Community Cluster?**

Out of the 44 respondents, a substantial majority (36 out of 44 (82%)) support the designation as a Community Cluster. Some respondents stated that it was important that growth was allowed in rural areas to prevent decline and sustain communities.

### **Question 73: Do you think that the target of a further 15-25 houses to be built in this Community Cluster by 2026 is appropriate?**

Out of the 43 respondents, a large majority (34 out of 43 (79%)) support the housing target. As growth is required to sustain communities, one respondent even stated that more houses were required. However a few respondents stated that no more development should occur as it was already over developed and would spoil the open countryside.

### **Question 74: Do you agree that no development boundary should be identified for these settlements?**

Out of the 42 respondents, a substantial majority (35 out of 42 (83%)) agree that no development boundary should be identified. However one respondent raised concern that without a development boundary or identification of areas that development will be permissible could result in the Cluster being regarded as 'countryside' that would restrict any development.

### **Question 75: Do you agree that an extension to the existing operational site at Gonsal Farm should be the preferred option for mineral extraction?**

The majority of respondents (67% of 54 respondents) support identification of the quarry as a preferred option. The key issues identified against the site include the size and proximity of the northern extension to the villages of Conover and Ryton; traffic generation on rural roads; noise; dust; impacts on wildlife and the tourism economy; and the potential after-use of the site for waste management. There is concern that public access to the restored quarry will be restricted. However, there is recognition that further development could deliver a new road link which could alleviate existing local traffic management issues generated by traffic from a range of uses, including the existing quarry.

### **Other Points**

#### **4. Environment Agency**

Overlie extensive drift deposits with a number of private supplies in the area.

## **COUNTRYSIDE AREAS IN PLACE PLAN AREA**

### **Comments raised by respondents of Alderbury with Cardeston Parish, including Halfway House and Wattlesborough Heath.**

*Of the 5 respondents, 40% stated a desire to be reconsidered as Community Cluster. Given reasons for this include insufficient public consultation and consideration, with the final vote being cast by the Chairman after a tied vote, with no consideration given to a further public meeting. A respondent commented that it is felt that designation as countryside will mean that the settlements cannot adequately respond to SAMDev. Alderbury with Cardeston Parish Council voted to continue to be designated Open Countryside, until further notice or formal review.*

#### **Alternative Sites:**

1. T.O. Tomlins Ltd Yard, Station Road, Halfway House, Shrewsbury, SY5 9DB, for 0.92 ha residential, and 1.33 ha leisure development. Reasons for development included its brownfield state, taking into consideration existing features, such as landscape quality and wildlife habitat; and its defensible boundaries to north, and east, where required.
2. Abbey Lane, Alderbury, proposed for housing, with an application currently on hold due to the areas designation as countryside.

### **Comments raised by respondents on Ford.**

One respondent provided comments on Ford. The respondent highlighted that Ford should have put itself forward as a community hub or cluster, allowing a small amount of development over the plan period to enable prosperity and support the community.

## Wem Place Plan Area

Wem

### **Question 1: Do you think that the target of a further 330 houses to be built in Wem by 2026 is appropriate?**

Some respondents comment that the reduction in numbers is disappointing and that additional housing, perhaps at a smaller scale than that envisaged, would help to attract and retain families, address local needs for affordable housing and enhance the vitality and viability of the town. However, of 52 responses, the majority view (65%) is that local infrastructure such as roads, schools, doctors, dentists, and the sewerage system are already at capacity and the introduction of new residents to the area will create an even greater burden. This view is corroborated by responses to the Town Council's own questionnaire on the same question. Some respondents argue that local infrastructure and employment opportunities must be improved before additional housing is planned since there is limited local employment opportunity and many people shop where they work. Development around Wem is constrained by the fact that much of the surrounding land is reclaimed marsh with a very high water table. Wem Town Council has asked for further discussion with a view to substantially reducing the proposed scale of housing growth.

### **Question 2: Do you think that the target of 4 hectares of employment land to be provided in Wem by 2026 is appropriate?**

The majority of respondents (70% of 50 responses) support additional employment provision and promotion of the town's potential as an employment location in order to protect the economic future of the town, to encourage more local employment opportunity and to address existing high levels of out-commuting for work. This view is corroborated by responses to the Town Council's own questionnaire on the same question. However, many respondents also note that there remain empty units on existing employment land and suggest that existing provision should be improved or extended before developing a new location. Some respondents express concern about the traffic implications of a second employment area south of the town.

### **Question 3: Do you agree that site WEM003a, being land off Pym's Road (11.2Ha), should be allocated for 300 houses?**

The majority of respondents (70% of 54 responses) do not support this site because of the impact of its development on existing infrastructure constraints, particularly the highway network and traffic congestion and because concerns about adverse impacts on the amenity of existing residents and the presence of drainage constraints on site. This view is corroborated by responses to the Town Council's own questionnaire on the same question. However, in many cases, the outcome for this site reflects wider concern about the scale of proposed development and the proposal to concentrate most development on a single site. A number of respondents recognise that this is the 'less busy side of the town' and that the site represents the best of the available options. This location is acknowledged as being close to the local schools and easy within walking distance of town centre amenities and that this will encourage greener transport modes and reduce short car trips.

### **Question 4: Do you agree that site WEM012 (1.25Ha), being land at Tilley, should be allocated for 30 houses?**

A small majority of respondents (56% of 50 responses) do not support this site because of its proximity to the floodplain of the River Roden and the likelihood that its development would exacerbate existing drainage, flooding and sewerage issues. This view is corroborated by responses to the Town Council's own questionnaire on the same question. Access to the site through the existing estate road would exacerbate existing congestion problems which derive

the narrowness of the road and its alignment. There are also concerns about the need to maintain separation from the village of Tilley to the south.

#### **Alternative Sites in Wem**

1. A better area for development would be the triangle of land, between the B5476 and B5063, on the south side of Wem before the railway bridge. At least here the volume of traffic needing to cross Wem would be greatly reduced, as any people moving into new housing in Wem will not be employed there. I am unsure if this area has already been considered.
2. Propose the land between Soulton Road, the edge of the town, the railway and Wem Industrial Estate as alternative for 300 houses as one of the joint owners
3. Any future sites put forward for consideration should be suitable for development and not prone to flooding. Preference for development to the north of the town so consideration should be given to sites not previously promoted by their landowners.

#### **Question 5: Do you agree that site ELR031a (5.3Ha) should be allocated for up to 4 hectares of employment land?**

A substantial majority (75% of 44 responses) support identification of this site. This view is corroborated by responses to the Town Council's own questionnaire on the same question, The location of the site is considered to have less of an impact on cross town traffic. High quality, high tech business or office units are preferred to industrial uses which are already catered for at Soulton Road. However, some concern is expressed about traffic impacts in general and the limitations of the low railway bridge in particular. There may be a need to upgrade the Shrewsbury Road/Shawbury Road junction. Some respondents are concerned that the development of a greenfield site is being proposed when there is still development land in or adjacent to the existing industrial estate.

#### **Question 6: Do you agree with the proposed Primary Shopping Area for Wem?**

A substantial majority (81% of 42 responses) agree with the identified primary shopping area. However, a number of respondents suggest extending the area west of the High Street up to the junction with Castle Court or a little further east down Aston Street. It is noted that the current area does not include the proposed doubling of the Co-op store which is due to be extended and only includes the east boundary of the new town square. Others are concerned that any changes should focus on the improvement and development of existing businesses rather than changing the character of the town through the introduction of large national retail outlets or supermarkets which would unbalance Wem's fragile but slowly improving economy.

#### **Question 7: Do you agree with the proposed new development boundary for Wem?**

A small majority (57% of 42 responses) do not agree with the new development boundary, principally because of the proposed inclusion within the boundary of the new sites which were identified as Preferred Options. There is a view that the development boundary should remain unchanged until infrastructure capacity is improved. Views differ regarding potential alternative directions for growth with some respondents acknowledging that the existing boundary is drawn very tightly around Wem and suggesting that sites to the north east of the town. Others agree with the current strategy not to allocate site for development east of the railway line because of existing traffic issues. An alternative suggestion is to focus development within the triangle of land between the B5476 and B5063.

#### **Question 8: Do you agree that Shawbury should be a Community Hub?**



The vast majority of respondents (91% of 34 responses) support identification of Shawbury as a hub to maintain its current role, to help sustain existing facilities and services and to provide affordable housing.

**Question 9: Do you agree that the target of 50 houses to be built in Shawbury by 2026 is appropriate?**

The vast majority of respondents (77% of 34 responses) support a target of a further 50 houses

**Question 10: Do you agree that 15 hectares of employment land should be created in Shawbury over the next 14 years to accommodate a successful existing local business in need of significant expansion?**

Shawbury PC was unanimous in opposing the identification of 15Ha of employment land due to a lack of convincing evidence of efforts to locate alternative sites in the locality or that the company will develop as suggested. However, a majority of respondents (71% of 24 responses) did support the provision of additional employment land, although some felt that the scale of the proposed allocation was excessive.

**Question 11: Do you agree that site SHAW004, being land to the rear of Brickyard Farm, Poynton Road, should be allocated for 50 houses?**

The majority of respondents (72% of 32 responses), including the Parish Council, supported the identification of this site, as the best location for housing and because of the significant community benefits which would be provided. Some concerns were raised about the potential for adverse impacts from aircraft taking off and landing at RAF Shawbury, the need for careful design of surface water drainage and the potential for contamination issues associated with adjacent land uses.

**Question 12: Do you agree that land adjacent to Shawbury Industrial Estate (15 hectares), should be allocated as employment land?**

Whilst Shawbury PC was unanimous in opposing the identification of this site, the majority of respondents (73% of 22 responses) supported its allocation. Some concern was raised regarding the size and location of the site and water management issues should development proceed.

**Question 13: Do you agree with the proposed new development boundary for Shawbury?**

The majority of respondents (87% of 31 responses) supported the proposed development boundary.

**Question 14: Do you agree that the settlements of Whixall, Hollinwood, Welsh End, Platt Lane, Stanley Green, Dobson's Bridge, Browns Brook and Moss Cottages should be a Community Cluster?**

The majority of respondents (61% of 31 responses) support identification of these settlements in the parish of Whixall as a cluster. Although local consultation revealed a positive view of the proposed 'cluster' overall, the parish council has indicated that it would like to return to being classed as 'open countryside' to give them more time to consider in more detail how to manage future development in the parish. The Canal & River Trust are concerned about the potential impact of infill development at Dobsons Bridge on the integrity of the canal corridor. Other respondents are concerned about water management issues including non mains drainage and surface water management.

**Question 15: Do you think that the level of development over the period to 2026 for these settlements, i.e. up to 2 new dwellings per year across the cluster as infill development and building conversions, is appropriate?**



Although the majority of respondents (64% of 25 responses) consider that the suggested level of development is appropriate, the parish council has indicated that it would like to return to being classed as 'open countryside' to give them more time to consider in more detail how to manage future development in the parish. Some respondents consider that the proposed level is too high due to the limitations of existing local infrastructure, in particular drainage and traffic issues. There is also support for a higher level of development to come forward as windfall, outside established development boundaries on its merits.

**Question 16: Do you agree with the development boundary for Hollinwood?**

The majority of respondents (76% of 21 responses) consider that the existing development boundary should be retained, although there is some support for it to be extended or removed.

**Question 17: Do you agree with the development boundary for Platt Lane?**

The majority of respondents (77% of 22 responses) consider that the existing development boundary should be retained, although there is some support for it to be extended or removed.

**Question 18: Do you agree with the development boundary for Stanley Green?**

The majority of respondents (76% of 21 responses) consider that the existing development boundary should be retained, although there is some support for it to be extended or removed.

**Question 19: Do you agree with the development boundary for Whixall?**

The majority of respondents (70% of 20 responses) consider that the existing development boundary should be retained, although there is some support for it to be extended or removed.

**Alternative Sites and Hubs and Clusters?**

1. Do not support development at the Hill, Grinshill: inappropriate scale, inadequate highway access. Need to support local infrastructure through additional development is not proven, impact on visitors to Corbet Wood, majority of local residents in parish survey do not support additional development in the parish;
2. Harmer Hill should be identified as either a Hub or as a cluster with Myddle;
3. Suggests Coton as part of a cluster;
4. Promoting inclusion of Harmer Hill and site HH001;
5. Wem Rural Parish Council has resolved to stay as 'Countryside';
6. Grinshill wishes to stay a "Stand alone/countryside" community with no development. This is on the understanding that development would be permitted for Affordable Homes on Single Plot Exception sites subject to the criteria being met. It follows, therefore that the proposal for development from residents on The Hill will not be given the support from Grinshill Parish Council.
7. Weston under Redcastle Parish Council wishes to remain a stand-alone community with no identified cluster. The only building would be infill or maybe an affordable home, although no large scale building outside the development boundary.
8. At their recent meeting on the 3 July, Wem Rural Parish Council voted to continue to class the whole parish as 'countryside'. I believe this to be a hugely lost opportunity to maintain a vibrant and healthy local community, and so I now make the same submission to Shropshire Council's SAMDev consultation. The area at Highfields, to the north of Wem should be identified as a cluster. Promotes land for self-build development which would release an existing property elsewhere in the area.
9. Northwood should be designated as an area suitable for general development. The PC has not put Northwood forward as a Hub or a Cluster and development would be restricted to agricultural workers dwellings or affordable housing (no CIL monies).

Northwood could easily accommodate market housing and a proportion of affordable homes. This would allow for gradual sustained growth, in a village which has good road links to local towns and schools. CIL funds could support investment in village facilities. Suggest LHS and RHS as you enter Northwood from Wem - opportunity for a safer road alignment.

10. Hadnall ideal for extra housing: on a main road and is declining village due to the PC not being forward thinking. School needs more children and may close if it does not grow. The Post office has already been closed and the local pub has closed down on occasion due to lack of patronage. The village hall is threatened with closure as the committee is struggling to recruit new members - impact on the playschool. Existing development boundary cuts through parts of property not edges. Potential to develop into a thriving centre but needs new young blood to take it forward and housing which will attract newcomers with fresh ideas to enable the village to become a thriving community.
11. Myddle & Broughton should remain countryside;
12. The MOD is disappointed that there are no references to RAF Shawbury within these documents given their importance within the local economy.
13. Sansaw Estate: Neither Hadnall nor Clive has been identified as a Community Hub or Cluster at the discretion of the Parish Council(s) concerned. There should be an explanation of why settlements that might be regarded as currently sustainable are not being allocated further development.
14. Promoting site in Brown Heath near Loppington, registered in SHLAA as BRW001;
15. Promoting site in Grinshill, registered in SHLA as GRN002;
16. Promoting site HH002;
17. promotes a site for market development, registered with SHLAA as COT001;
18. Promoting site HAD004.

## Whitchurch Place Plan Area

### *Whitchurch*

#### **Question 1: Do you think that the target of a further 730 houses to be built in Whitchurch by 2026 is appropriate?**

Out of the 56 respondents, 31 (55%) support the housing target for Whitchurch, as it will lead to sustainable levels of growth, supporting the existing employment, services and facilities. Some respondents stated that they would support the target providing that; employment sites were developed first and that development was designed to enhance the local environment not have a detrimental impact on road network, particularly Wrexham road and includes higher levels of affordable housing. A number of respondents also stated that the target was too low and more housing was required to ensure the viability of Whitchurch. On the other hand, 23 respondents (41%) objected to the target, mainly due to the lack of employment opportunities, which would lead to higher levels of commuting. It was accepted that the plan proposed more employment sites, however there was concern that there is already existing empty units, so this would not solve the employment issue. Other reasons for objecting to the target included; the negative impact to the local character of the area; the lack of services and facilities, which would not be able to cope with the increase in demand; the loss of open space and use of greenfield sites; negative impact on the road network and the concern that there is no need for this amount of housing, as there are already empty properties. Some respondents did argue that whilst the target was too high, a lower figure would be more acceptable.

#### **Question 2: Do you think that the target of a further 15 hectares of employment land to be provided in Whitchurch by 2026 is appropriate?**

Out of the 51 respondents, a large majority (40 out of 51 (78%)) support the employment target for Whitchurch, as employment is critical for the prosperity of the town. Some respondents added that they would support the target providing that sites were only brought forward if and when required, with the empty units being filled before new development occurred. They also stated that they should be developed before the additional housing sites and brownfield sites should be prioritised. However some respondents objected to the target as there is currently no demand for employment sites, as there are a number of empty units already within the town. It was stated that allocating sites for employment does not automatically mean that additional employment will move into the town.

#### **Question 3: Do you agree that site WHIT009 (28.5ha), being land west of Tilstock Road, should be allocated for about 307 houses?**

Out of the 50 respondents, a large majority (38 out of 50 (76%)) support the inclusion of the site, as it is in a sustainable location and has significant community benefits, particularly the provision of sports pitches. This site is also supported by the Parish Council, who have stated that site WHIT008 should be removed and the extra 60 dwelling allocation be added to this site. Other respondents stated that they would support the development providing that the development includes road infrastructure improvements, particularly new cycle and pedestrian links and is sensitively landscaped to prevent it being overbearing when viewed from the A41. Shropshire Wildlife Trust also stated that the site has ecological value, with presence of water voles and species rich wet meadow, as such development will need to take this into account. The reasons given for objecting to the sites allocation related to the negative, urbanising impact to the character of the town and that the site is located within a sand and gravel extraction safeguarded area.

**Question 4: Do you agree that site WHIT046 (3.6ha), being land at Mount Farm, should be allocated for about 100 houses?**

Out of the 47 respondents, the majority (31 out of 47 (66%)) support the inclusion of this site, as it is in a suitable location, provides ecological enhancements and will have an impact on the approach to the town. It was also stated that new development on the site should include a new access and cycle route. However, 16 respondents (34%) objected to the inclusion of the site, stating that development would be too prominent or overbearing in the townscape and that the access off Haroldgate is not suitable to accommodate the level of traffic. Other issues raised included; impact on residential amenity; loss of agricultural land; the isolation of the site from employment and other services and the presence of TPO on site.

**Question 5: Do you agree that site WHIT037 (2.1Ha), being land south of Wrexham Road, should be allocated for about 60 houses?**

Out of the 97 respondents, a substantial majority (81 out of 97 (84%)) object to the inclusion of the site. The main reason for objects to the site relates to the existing highways issues along Wrexham Road, concern was raised that the road is already very busy, dangerous and has blind spots due to on road car parking. As such it was it is considered to be unacceptable to further increase traffic flow, which would lead to a worsening of the existing traffic issues. Other issues highlighted include; negative impact on the local character, environment and wildlife, which could include water voles; the loss of agricultural land and that development has already been concentrated too much on this side of the town. The issue that all brownfield sites should be prioritised and development before greenfield sites, was also raised again. A few respondents also stated that the site was too remote from the town centre, development would result in the loss of local amenity land and there would be unacceptable levels of noise from the bypass. The Parish Council also object to the site on the grounds of traffic generation. The site promoter has confirmed that a number of survey and reports have been conducted which show that there are no constraints which would prohibit development and a road improvement scheme would be included with the development.

**Question 6: Do you agree that site WHIT021 (3.65Ha), being land at Alport Road, should be allocated for about 60 houses?**

Out of the 49 respondents, a large majority (35 out of 49 (71%)) support the inclusion of the site, including the Parish Council. Some respondents suggest that development should provide road improvement and open space provision. It was also suggestion by a few respondents that the site should be extended, with one respondents stating that the development should be linked with the whole of the WHIT021 site, as it is deliverable and would make most efficient use of the land. However, 12 out of the 49 respondents (24%) objected to the site, due largely to the impact to Alport Road/Claypit St, as it is already busy and narrow in parts. Concern was raised as to whether it would be able to cope with the level of additional traffic flow.

**Question 7: Do you agree that site WHIT008 (2.46Ha), being land south of Liverpool Road, should be allocated for about 60 houses?**

Out of the 47 respondents, 24 (51%) support the inclusion of the site, as it is located near services and facilities and acts as a natural extension to the existing development. Concern was raised that the area is of medium to high landscape sensitivity and therefore landscape mitigation should be provided with the development. Likewise, it was stated that open space provision should also be provided. However, 22 (47%) respondents objected to the inclusion of this site, largely due to the existing highways issues along both Liverpool Road and Wrexham Road. Concern was raised that the road is already very busy, dangerous and has blind spots due to on road car parking, therefore making it unacceptable to worsen the existing problems with additional traffic flow. The Parish Council also objected to the site on the grounds of traffic generation and over-development of the area.

**Question 8: Do you agree that site WHIT33 (0.57Ha), being land North of Mill Park, should be allocated for about 15 houses?**

Out of the 43 respondents, a substantial majority (35 out of 43 (81%)) support the inclusion of this site as it has good access and would round off the current development. A few respondents stated that they would support the development of the site if and when the housing is need. One respondent commented that there is some nature conservation sensitivity given its location adjoining a minor watercourse.

**Question 9: Do you agree that site ELR33 (9Ha), being land north of Waymills, should be allocated for employment land?**

Out of the 46 respondents, a large majority (36 out of 46 (78%)) support the inclusion of this site for employment uses, as employment sites are needed in the town and this site is well located near to other employment uses and has good road access. Some respondents stated that this development should only go ahead when the existing empty units are in use and there is an additional demand. A minority of respondents (13%) objected to the inclusion of the site, stating that there is no need for additional units and development of the site would affect the character and appearance of the town and result in encroachment of open countryside.

**Question 10: Do you agree that site ELR35, being land at Heath Road (6Ha), should be allocated for employment land?**

Out of the 45 respondents, a large majority (33 out of 45 (73%)) support the allocation of this site for employment use, as it is in a suitable location that can provide a gateway business park. It will also provide needed employment land. Some respondents did stated that this development should only go ahead when the existing empty units are in use and there is an additional demand However a minority (9 out of 45 (20%)) objected to the inclusion of the site for the following reasons; no need for employment land; there is no suitable access and the site will cause a negative impact on the character and appearance of the area and residential amenity. A few respondents also stated that any additional employment land should be located in the Waymills area, which already has existing employment uses.

**Question 11: Do you agree with the proposed Primary Shopping Area for Whitchurch?  
SAMDev**



Out of the 41 respondents, a substantial majority (36 out of 41(88%)) support the shopping areas for Whitchurch. A few respondents stated that the empty shops need to be filled before expanding the shopping area. Another respondent stated that there should be no allowance for out of town retail development as the towns vitality needs to be protected. It was also raised that not all the shops in the town were highlight, for example could include the Iceland complex and forthcoming Sainsbury's. This would create a more comprehensive map.

**Question 12: Do you agree with the proposed new boundary for Whitchurch?**

Of the 46 respondents who answered this question 61% agreed with the proposed development boundary and 37% disagreed, with the remainder not indicating their overall view 2%.

A number of respondents highlighted that sites WHIT037 and WHIT008 are unsuitable for development, because of the resulting impact of development on the local road network with regards to increased traffic and reduced safety. Therefore these sites shouldn't be included within the development boundary. Respondents also highlighted a number other sites which shouldn't be included within the development boundary: WHIT033, WHIT009 and ELR33. A number of respondents also highlighted that they support the redrawing of Whitchurch development boundary to include certain preferred and non-preferred sites: WHIT021, WHIT047, WHIT009, WHIT005, WHIT028, WHIT033/10 and WHIT025. Other point raised by respondents were: that the area around the canal and the green corridor leading into the town should be highlighted as Open Space; that the new Sainsbury supermarket on London Road should be shown within the development boundary; and that if the proposed development boundary changes are implemented then improvements will be needed to road infrastructure.

***Prees, Higher Heath, Prees Green, Lower Heath, Fauls and Sandford***

**Question 13: Do you agree that the settlements of Prees, Higher Heath, Prees Green, Lower Heath, Fauls and Sandford should be a Community Cluster?**

Out of the 36 respondents, a substantial majority (32 out of 36 (89%)) support the designation as a Community Cluster as the settlements already act as a cluster, sharing services and facilities. However some respondents objected to the designation for the following reasons; transport links are not sufficient; the development at Higher Heath will result in loss of employment land and Fauls & Sandford are too disparate and should be deleted from the cluster. One respondent also noted that Tilstock & Prees should be considered in this cluster due to their topography.

**Question 14: Do you think that the target of about 100 houses for this Community Cluster is appropriate?**

Out of the 36 respondents, a large majority (28 out of 36 (78%)) support the housing target for the Community Cluster. Some respondent did comment that in order to maintain the viability of the settlements a higher figure would be more appropriate. One respondent stated that the target should include more rural affordable housing. Another respondents commented that he support the target with the inclusion of the Grocontinental site as it was a brownfield development, however if this development was not deliverable it should not be replaced with greenfield development.

**Question 15: Do you agree that the land west of Shrewsbury Street, Prees (PRE002/011/012) should be allocated for about 32 houses?**

Out of the 34 respondents, the majority (24 out of 34 (71%)) support the inclusion of this site. The main reason for support was that the development will provide community benefits to the area, in particular the replacement Doctor's Surgery. Other reasons for support included; the sustainable

location, which would act as a logical extension of the village within the existing natural boundary; the need for growth in order to sustain the existing facilities and services and the visual improvement to the local area. A few respondents stated that the site could accommodate a higher level of housing than that proposed. Some respondents stated that they would support the inclusion of the site providing that the development; provides accommodation for the elderly; is carefully and sensitively design in order to respect the conservation area and that it address the inadequate water pressure issues. However a number of respondents (9 out of 34 (26%)) objected to the inclusion of the site for the following reasons; result in a loss of open space and wildlife habitat; will add to existing congestion problems; there is no demand for housing, as there is already empty properties and housing not selling; site has flooding issues and the site forms an important buffer between residential and industrial uses.

**Question 16: Do you agree that the land off Moreton Street, Prees (PRE008) should be allocated for about 32 houses?**

Out of the 32 respondents, a large majority (25 out of 32 (78%)) support the allocation of this site. A few respondents stated that the restoration of the grade 2 property (Prees Hall) should take priority, however concern was raised about whether the restoration was possible. Another respondent also stated that they would support the inclusion of the site providing that; the sewage system is upgrade and surface water and water pressure issues are resolved before development is undertaken. However, one respondent stated that the site should not be included as it will inevitably lead to further development in the open countryside.

**Question 17: Do you agree with the development boundary for Prees?**

Out of the 32 respondents, a large majority (25 out of 32 (78%)) support the development boundary for Prees. The additional comments received related purely to the inclusion of alternative sites within the boundary including; Land off Station Road (PRE005); Land off Lighteach Road (PRE006); Land off Primrose Lane (PRE017) and Moreton Farm.

**Question 18: Do you agree with the development boundary for Higher Heath?**

Out of the 32 respondents, a substantial majority (27 out of 32 (84%)) support the development boundary for Higher Heath. The additional comments received related purely to the inclusion of alternative sites within the boundary including; land on the west side of the A41; Land at Berwick off Heathwood Road and Land at Chesmere Kennels, Mill Lane.

***Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall***

**Question 19: Do you agree that the settlements of Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall should be a Community Cluster?**

Out of the 38 respondents, a substantial majority (32 out of 38 (84%)) supported the designation as a Community Cluster. A few respondents stated that no development should take place in rural settlements as services and facilities cannot be sustained. One respondent specially stated that Ash Magna should not have more development as it has already has substantial growth in recent years. One respondent did also suggest that Tilstock should be designated as a Community Hub due to amount of services and facilities. Another respondent also commented that Tilstock and Prees Heath should not be part of the cluster, as they don't relate to the other settlements which are ribbon development along Ash Road.



**Question 20: Do you think that the growth target of about 75 houses for this Community Cluster is appropriate?**

Out of the 40 respondents, a large majority (28 out of 40 (70%)) support the growth target for the cluster. Out of the 13 respondents who gave additional comments, 4 stated that the target should be higher as the settlements can accommodate more growth, with 2 of these specifically referencing the need to increase the target for Prees Heath. However one respondent stated that the target should be lower, and a further 3 respondents stated that the settlements should not have any growth and it could not be sustained.

**Question 21: Do you agree that the land at the Vicarage in Tilstock (TIL001) should be allocated for about 25 houses?**

Out of the 41 respondents, 24 (59%) supported the sites allocation, with a few respondents stating that it was the most suitable location, creating a single site for future growth. Some respondents also stated that they would support the sites inclusion providing that; the access was gained from Wem Road, the development provided improved road infrastructure, the Vicarage was retained and that development allowed for future expansion of the cemetery. However 16 out of the 41 respondents (39%) objected to the sites inclusion. The proposed access opposite the school was the main reason for objecting to the site, with several respondents considering this to be unsuitable due to existing traffic problems and safety issues for the children. Other issues raised included; the loss of open countryside and good quality agricultural land; the size of the site, as it was considered too large and concern was raised that more housing would likely be built; the lack of facilities to accommodate new houses and the lack of demand for more housing in the village. It is also noted that 2 respondents stated that they favoured TIL002 over TIL001, as it was brownfield development, a more logical extension to the village and would cause less impact. Another respondent stated they favoured TIL008 over TIL001 as it allowed for employment opportunities.

**Question 22: Do you agree with the proposed development boundary for Tilstock?**

Out of the 40 respondents, a large majority (30 out of 40 (75%)) support the development boundary for Tilstock. Out of the 9 respondents who made additional comments, 3 supported the inclusion of TIL002, 2 supported the inclusion of TIL008 and 1 supported the inclusion of TIL001. A further 2 respondents stated that TIL001 should be excluded from the boundary for the reasons stated above. One respondent also raised concerns that the development boundary covered too much green space.

**Question 23: Do you agree with the development boundary for Ash Magna?**

Out of the 33 respondents, a substantial majority (28 out of 33, (85%)) support the development boundary for Ash Magna. 3 out of the 5 respondents who did not support the boundary stated that it should be made larger or include a specific allocated site, as there were limited infill opportunities. One of these respondents was the Parish Council who suggested that site 008 should be included as a preferred option.

**Question 24: Do you agree with the development boundary for Ightfield?**

Out of the 31 respondents, a substantial majority (28 out of 31 (90%)) support the development boundary for Ightfield. Only one respondent made additional comments, stating that the boundary could be allowed to be slightly bigger.

**Question 25: Do you agree with the development boundary for Calverhall?**

Out of the 31 respondents, a substantial majority (26 out of 31 (84%)) support the development boundary for Calverhall. Only one respondent made additional comments, stating that the boundary could be allowed to be slightly bigger.

**Q26. Alternative Sites**

1. The Heathwood Nurseries site fronting the A41 and the Grocott site is ideal for residential development. It is already a brown field site and much of the infrastructure is in place on the

site, or will shortly be as the Grocott site is developed. The one small part of the A41 frontage not owned is already developed.

2. Land at Church Farm- the site is currently Brownfield and would be able to provide a sufficient quantity of good quality housing which meets the needs of all. Access to services and facilities is only realistically possible by car, however the Parish Council do not feel that this constraint should prevent development where is it needed by the community. The site is available and deliverable

3. There are opportunities to extend the development boundary at Prees off Station Road (PRE005), off Lighteach Road (PRE006) and off Primrose Lane (PRE017) to provide sustainable urban extensions.

4. Land East of Black Park Road, Whitchurch (WHIT047)- This site is located within a highly sustainable location meeting the key principles set out in the National Planning Policy Framework (NPPF) which considers that “housing applications should be considered in the context of the presumption in favour of sustainable development” (paragraph 49) and seeks to “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable” (paragraph 17). These policy requirements are applicable to this site due to its close proximity to key services and employment uses within Whitchurch as well as easy and convenient access via train to services and employment opportunities further afield. The NPPF seeks also to “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value” (paragraph 17). The site comprises land formerly used entirely as railway sidings which are now surplus to requirements and as such this site is defined as previously developed land and 'not' greenfield land as has been stated in the Council’s Background Assessment (Whitchurch Housing Sites Assessment – ref. WHIT047). Whilst the site was formerly combined as part of the larger Alport Road housing allocation in the Local Plan (which was principally greenfield land) it is considered that this site can achieve a stand-alone residential development as it is feasible to achieve an acceptable access on to the existing highway network. The current SAMDev public consultation identifies a number of alternative residential sites within and around Whitchurch however the majority of the preferred residential sites identified in the SAMDev are located outside Whitchurch’s development boundary and on greenfield land which are of high amenity value. These sites are WHIT008 (60 dwellings), WHIT009 (307 dwellings), WHIT033 (15 dwellings), WHIT037 (60 dwellings) and WHIT046 (100 dwellings) which when combined would provide 543 dwellings. The NPPF stresses that “allocations of land for development should

prefer land of lesser environmental value” (paragraph 17) and it is considered that the Land East of Black Park Road site is of significantly less environmental value than those sites identified for housing in other locations around Whitchurch. The SAMDev also identifies a further windfall allowance of 128 dwellings. During previous Local Development Framework consultations, BRB (Residuary) Ltd have been able to adequately demonstrate through a Transport Appraisal (July 2011) that this site can accommodate 40 new dwellings without compromising highway safety. It is therefore considered that sufficient evidence has been provided to clearly demonstrate that this site will have no adverse impact upon the current road network. With this taken into account, it is considered that this site could contribute to Whitchurch’s housing requirement and thus reduce the extent to which the existing settlement boundary needs to be altered. Whilst the Council’s background evidence identifies BRB (Residuary) site as being located within the wider draft Environmental Network, this planning policy designation will not preclude development in principle but would simply ensure that biodiversity issues are considered as part of any forthcoming planning proposal. Similarly, it is recognised that the presence of trees on site represents only a ‘minor constraint’ which can be overcome through a suitably designed housing layout. In addition to the above, the categorisation exercise that has been undertaken by the Council as part of the background evidence (contained within the Whitchurch Housing Sites Assessment – ref. WHIT047) entirely supports residential development on this site and raises no significant factors which would restrain a residential development proposal in principle. The background assessments confirm that the site has a level topography, maintains an adequate site access, is considered to exhibit a low level of landscape value, is physically well linked to educational establishments, the town centre and employment opportunities, and most importantly remains an available and viable site to accommodate the housing needs within Whitchurch. It is therefore recommended that the SAMDev maintains site WHIT047: ‘Land East of Black Park Road’ within the development boundary and allocates it as an identified housing site. Whilst we have objected to the other residential development sites within the SAMDev Whitchurch Questionnaire, this is on the basis that we believe that it is not necessary for these sites to accommodate the full housing quota that has been identified as WHIT047 can accommodate a proportion of the overall housing requirement within this site.

5. Land adjacent Berwick, Heathwood Road, Higher Heath is a large residential curtilage adjacent the existing residential settlement of Prees Higher Heath. Measuring 0.5ha (1.24 acres) this property is underdeveloped and would comfortably accommodate 10 - 15 dwellings. Access to key infrastructure is good with safe vehicular access onto Heathwood Road and mains sewers close by. Development of open market housing upon this site will make direct financial contribution to key local services and infrastructure via the Community Infrastructure Levy (CIL) and Affordable housing contribution. Levied at £80 per sqm of build the CIL will make a contribution of approx. £10,000 per dwelling towards facilities and services in the Prees Higher Heath area. Additional supporting information relating to this site has been forwarded to Shropshire Council

6. It seems to me that the Northern side of town, heading out towards Chester and Tarporley, has been largely ignored. There seems to be plenty of scope, and plenty of space inside the bypass, for development here.

7. WHIT021 - residential development. See detailed comments in response to Q.12.

8. Land off Chester Road, Whitchurch (Whit 005)- The site off Chester Road is located within a highly sustainable location just outside the development boundary for Whitchurch, only 15 minutes from the Town Centre. The site is located to the north west of Whitchurch, and comprises of an open field, located to the rear of Chester Avenue, and is currently used for grazing. The site benefits from good access immediately off Chester Road. Whilst the site is

Greenfield, it is surrounded by residential properties to the east and south, and would therefore be a natural extension to the settlement boundary. Indeed the background evidence to Whitchurch Housing Sites Assessment, acknowledges that whilst the site is considered to offer a useful gap between the existing built-up area and the ribbon development further north along Chester Road, it is considered to be relatively enclosed and could accommodate housing as far as its western boundary. The site assessment further rates the site as a realistic development site, and accepts that in its own right the site has potential for some new residential development if required. In principle we support the Councils Strategy for Whitchurch, particularly the fact that the SAMDEV accepts the need to identify Greenfield sites on the edge of Whitchurch to meet the identified housing needs. We are therefore of the opinion that the above site offers a good opportunity to be developed for residential development. Indeed, the site is sustainable and deliverable. We therefore recommend, that the site be acknowledged as having a redevelopment potential for residential development. The site is an existing sustainable and deliverable site, located adjacent to the development boundary for Whitchurch. We look forward to receiving confirmation that our clients representations have been considered and should you require any further information please do not hesitate to contact me.

9. the land at the top of Talbot Street Whitchurch was allocated in the last plan for development of housing. Part of the plan was that a new road would be built adjacent to the railway line linking Talbot Street to Station Road. This seems to have now been lost within the plan. this site is close to both the Infants and Junior Schools the Railway Station so therefore would be suitable for new housing especially for young families. The road would reduce the amount of traffic coming down Talbot Street, which at certain times of the day is almost at a standstill.

10. Land at The Pines, (Chesmere Kennels) Mill Lane, Whitchurch, SY13 2HR should be allocated for housing development, including possible affordable housing and/or community facilities, such as a doctor's surgery. There are no such community facilities at present in Higher Heath. The proposed development of 150 houses on land owned by Grocontinental seems to have stalled for a number of years. Will this ever happen? Even if it does happen this would increase the need for community facilities. The land at The Pines comprises 4 acres and is contained within an established development of bungalows and houses. It is currently designated as being outside the development boundary (which it borders) and it is contended that this could change without detriment to surrounding land, properties and businesses. Infrastructure would be easy (there being sufficient highway access for a service road to a development and all utilities are located thereon).

11. Site WHIT028/09 / WHIT025 comprising land at Hill Valley Golf Course, Tarporley Road, Whitchurch should be considered as a housing allocation instead of, or in addition to, the housing sites identified during the SAMDev Preferred Options exercise. Certain of the proposed allocations are considered to be either unsuitable; to have more limited capacity than estimated; or constraints which would mean that delivery is unlikely to take place until later in the Plan Period. Accordingly, it is considered that additional land needs to be allocated which could deliver c.75 dwellings and has the potential to contribute to housing supply at an early opportunity in the Plan period. The site's suitability has been supported by a Transport Assessment – which illustrates how a new access could be made to Tarporley Road, with a relocation of the existing National Speed Limit further to the north on Tarporley Road. Access to Terrick Road, to the east of the site, would be limited to pedestrians/cyclists only. An Ecological Appraisal has concluded that there are no site issues which could affect the principle of the development of the site. The ecological resources which exist can be accommodated and incorporated in the development of the site by the adoption of relatively simple design principles – such as retaining ponds, trees and hedgerows, improving wildlife corridors and fostering habitat creation through new indigenous planting. A layout illustrating c.75 new



dwellingings will be submitted under separate cover and will be accompanied by a Landscape and Visual Appraisal. The appraisal will illustrate the landscape context, identifying key viewpoints and likely visual receptors and will demonstrate how the layout of the proposed development will complement, respect and fit into the existing environment. It concludes that the site affords characteristics more associated with the urban fringe than the more rural outer-lying arable fields which elsewhere surround the urban area. Strengthening elements of the existing landscape framework and incorporating a materials palette to match existing built development will serve to soften views of the development in order to minimise visual intrusion. The site layout also incorporates an area for recreation/community space, suitable for use as allotments or a wildlife centre etc. This area, situated towards the east of the site, also serves to provide some separation from existing established development located off Alport Road. Foot/cycle access through this area will provide linkages through the site to the public footpath on the western boundary, and from there, directly south to the town centre and the new Sainsbury's Superstore development off London Road.

12. Land adjacent to the crossroads in Ash Magna should be included within the development boundary and allocated for housing and open space. A plan showing the proposed site is submitted with a separate email.

13. All possible brownfield sites in all areas should be redeveloped before building on green spaces.

14. I would propose that a development plan is developed for the Fulgoni Trust land next to the existing Whitchurch Canal arm that, combined with the plans for the building of the new canal basin, provides an attractive, sustainable plan for that area. Such a plan should, I suggest, only go ahead on the following basis; - enhancement of the canal arm as a whole - acceptable to local residents - financial arrangements to assist the Waterway Trust to finance associated works - improved amenity for the community - wide area of open spaces and wildlife spaces adjacent to the existing canal arm. -access provided for the trusts moorings on the west side of the arm that will be blocked when the canal is extended -arrangements to deal with the design of the access at the start of the canal arm. -promotion of the green corridor from the canal into the town and perhaps some improvements to that route

15. More housing for Whitchurch in the North West area off Chester Road, where access is good.

16. Support allocation of land north of Waymills (WHIT029 and WHIT027) The mixed use is in an excellent position close to services, facilities and other employment uses. A further extension to the Waymills site should be used instead of the land proposed off Heath Road (ELR33) a totally inappropriate place for such development.

17. Support allocation of land north of Waymills (WHIT029 and WHIT027) The mixed use is what is needed for the long term development of the town. The site is a sustainable location close to services, facilities and other employment uses. A further extension to the Waymills site or opposite Grocontinental would be a considerably better option both ergonomically and aesthetically for the town as a whole.

18. Land to the rear of 66 Wrexham Road should be allocation. The site is approx. 3.96 acres.

19. Land at Pear Tree Lane (WHIT007) should be allocated

20. Land north of Waymills (WHIT027 & WHIT029) should be allocated for mixed use of 8.5ha of employment land and 60 dwellings.

21. Land at Chemistry (WHIT030), there are no obvious hindrances to the delivery of this sustainable scheme which offers community benefits.

22. Land on Mile Bank Road (WHIT031) should be allocated as it is a brownfield site which is visually intrusive within its urban/rural fringe setting. It reflects poorly on Whitchurch as a settlement. The site is immediately available and does not suffer from any flood risk or ecological constraints and is served by all necessary utilities. In terms of the NPPF, the site is therefore a deliverable,

developable, and available housing option. The site is certainly within easy reach of Whitchurch and its associated services and clearly forms part of the town's urban fringe and hinterland.

23. Land north of the Beeches (WHIT032), should be allocated for up to 25 dwellings. The site has an existing access road.

24. Land at Fairy Glen (WHIT035)

25. Land off Chester Avenue (WHIT036) should be allocated for housing, the site is approx. 1.74 acres.

26. Land off Chester Road (WHIT039) should be allocated for housing, the site will act as infill development between The Beeches and Pear Tree Lane. The site could accommodate up to 25-30 houses.

27. Land at St. John's Park (WHIT041)

28. Land at Station Approach should be allocated for development. The site is a brownfield site and is appropriate for redevelopment.

29. Land at Corner Farm, Darliston should be considered for residential development. The site could be developed for 6 houses, which would help bolster numbers of school pupils, with employment available locally.

30. Land to the rear of Magna Dene, Ash should be considered.

31. Land at the former Cherry Tree Hotel. Prees Heath should be allocated. The site is approx. 0.29ha and is brownfield land, as such it accords with local and national policy. The site is currently an eyesore and its development would result in considerable betterment in terms of visual appearance. The site falls within the natural boundary and does not extend into surrounding countryside. It also benefits from an existing access to A41 and would provide community benefits.

32. Land at Invictus, Prees Heath could be allocated for 2 houses.

## APPENDIX E: DEVELOPMENT MANAGEMENT POLICY DIRECTIONS 2012 – KEY ISSUES RAISED

### 1. Key issues from the Preferred Options consultation

#### MD1: Scale and Distribution of Development

1. *Settlement Specific Comments:* A number of responses were received from landowners/agents and residents, as well as Town and Parish Councils, regarding specific settlements – settlements to be identified as Community Hubs and Community Clusters, targets for additional housing, development boundaries and sites. The issues raised will be set out and considered when the schedule of settlements to be included in the Plan and the settlement policy sections are being prepared;
2. *Process of identification of Community Hubs and Community Cluster settlements:* Concern has been expressed by some landowners/agents regarding the process of identification, particularly the emphasis being placed on Parish and Town Council views and the scope for sustainable development to be prevented in settlements which had facilities and services and could be considered more sustainable communities/locations for development than some of those put forward. Linked to this, it was suggested that the policy should include a mechanism to allow sustainable sites to come forward in non-Hub / Cluster settlements. Support was expressed for the concept of Community Hubs and Clusters by some, including English Heritage and the Homes and Communities Agency (where locations sustainable and there was local community appetite);
3. *Scale and type of development / targets for additional housing:* A range of comments were received, including:
  - i. that the scale and type of development appropriate in each settlement should be described in the Plan;
  - ii. support for appropriate levels of growth in smaller settlements in order to create and safeguard sustainable rural communities;
  - iii. need for further discussions of foul and surface water management in the River Clun catchment (Natural England);
  - iv. support for recognition of importance of retaining local distinctiveness and character, and for regard to stock of historic farmsteads (English Heritage);
  - v. concern at lack of detail on appropriate densities of housing development;
  - vi. concern that biodiversity/ecological issues not referred to in the policy direction (Shropshire Wildlife Trust);
  - vii. targets should not be maxima preventing sustainable development coming forward;



- viii. targets for brownfield development and affordable housing, and how they were to be met, should be explained;
  - ix. the policy should include a mechanism to release further land so that affordable housing is provided if targets are not met;
  - x. the housing delivery resulting from the additional housing indicated should be compared against the targets for the County, Shrewsbury, the Market Towns/Key Centres, and other settlements and for the Spatial Zones; and
  - xi. allowance should be made for Neighbourhood Development Plans and Orders to deliver growth as well as allocations and windfalls.
4. *Development Boundaries*: A mix of views were expressed, including:
- i. that Market Towns and Key Centres/Community Hubs and Clusters should not have development boundaries/sites should be judged on their sustainability;
  - ii. support for the flexibility of no boundaries provided that there were sufficient allocations to deliver the minimum targets; and
  - iii. that a lack of boundaries would give rise to confusion as to where development would be permitted and mean that sites adjoining rather than within settlements would be considered less favourably.

## **MD2: Sustainable Design**

1. *Watercourses*: The Environment Agency highlighted that it would like to see action taken in the SAMDev Plan with regards to development taking opportunities for improving and enhancing watercourses, through for example removing hard engineering structures and promoting the use of SuDs;
2. *Open space provision*: The local community raised the point that open and recreational spaces and the maintenance of those spaces should be a key consideration as part of the SAMDev Plan process;
3. *Climate change*: Local stakeholder groups identified climate change issues highlighted in the National Planning Policy Framework (NPPF) and other national publications as key considerations in the SAMDev Plan process;
4. *Design quality*: A number of residents raised the point that it would like to see action taken in the SAMDev Plan with regards to policy requiring development to produce high quality design that is founded upon locally distinctive characteristics.

## **MD3: Managing Housing Development**

1. *Quantity of housing land required:* Opinions varied between respondents on the level of provision needed for housing development in Shropshire. Some felt demand for housing development was over-estimated, and therefore less land is required, or that the quantity of housing should be determined by the local community. Others pointed to the number of sites where planning consent was never implemented as an argument in favour of more land being required. Attention was drawn to the promise made in paragraph 4.5 of the Core Strategy (inserted during the Core Strategy examination) that the SAMDev Plan will allocate sufficient land to deliver at least 27,500 homes. Overall there was concern that enough land is identified to meet Shropshire's housing requirements in all parts of the county.
2. *Regular Review:* A number of respondents supported having regular reviews to ensure sufficient availability of land for development, linked to updates of the Strategic Housing Land Availability Assessment (SHLAA) and the Five Year Housing Supply. In particular, the Homes and Communities Agency supported regular reviews as a flexible basis upon which to deliver housing and respond to changing economic circumstances. Others asked what would be the mechanisms for slowing down or speeding up the release of land, and encouraged regular reviews of the number of homes as well as the policy and sites for delivering them to reflect market circumstances.
3. *Phasing:* Phasing of sites raised concerns about introducing unnecessary and unjustifiable delays. It was suggested that deliverability should be the key consideration and that new sites should not be held back if existing sites in the supply pipeline were not being delivered. There should be no phasing of housing development in Market Towns and Key Centres/Community Hubs and Clusters to ensure flexibility;
4. *The Five Year Supply:* There were calls for clarity on whether the rolling 5 year supply of housing land will be based on a settlement, spatial zone, or urban/rural basis, and by what mechanism the release of land might be speeded up or slowed down. The SHLAA should be updated on a regular basis.
5. *Quality Design:* The need for high quality design was highlighted by several respondents, including English Heritage who were particularly concerned with how a site responds to and integrates with its setting. It was felt to be important that all housing developments meet the same quality standards.
6. *Key development guidelines:* Many respondents supported having key development guidelines for proposed sites, to provide greater certainty for the development industry and local communities and stakeholders on issues such as infrastructure provision. Others queried whether it is really necessary to provide guidelines for every site.
7. *Other aspects of sustainability:* One respondent commented that the support of the local community should also be a key consideration, in accordance with the NPPF.

8. *Site allocations*: Some thought that the SAMDev Plan did not necessarily have to allocate sites, and could perhaps simply suggest suitable sites, with detailed allocations and timescales for delivery determined by the local community, for example through a Neighbourhood Plan. Others expressed the view that the Council should make a greater attempt to allocate sites for development and reduce the reliance on windfalls and to provide greater certainty for developers during the plan period.
9. *Site numbers*: The number of dwellings on a site should be minimums not maximums, in recognition that design can greatly influence the number of dwellings capable of being accommodated within a site and that housing need should be met.
10. *Infill and density*: Small infill sites that have minimal disturbance to the environment should be identified and approved within the first five years. There should be adequate open space around a development, linked to the amount of open space already existing in the area, which may require lower densities.
11. *Shrewsbury sites*: Specific comments were received on the release of sites in Shrewsbury; these have been rolled forward for consideration in the settlement specific policies, to follow later in 2013.
12. *Evidence base*: A number of respondents called for an update of the Strategic Housing Land Availability Assessment (SHLAA) as a key underpinning evidence base.
13. *Delivery in villages*: A flexible approach to housing delivery should include making strategic decisions on which villages should be identified as Community Hub or Cluster Settlements, as part of ensuring sufficient housing delivery to meet rural needs.

#### **MD4: Managing Employment Development**

1. *Heritage considerations*: English Heritage would like to see key development guidelines including material heritage considerations for the development of employment generating uses;
2. *Impacts on water resources*: The Environment Agency point out that they would expect consideration of potential pollution activities in selecting the location of proposed allocated employment land to protect controlled waters under the Water Framework Directive;
3. *Sites reservoir*: The development industry express some concern that the perceived demand for employment land is prone to over-estimation and comment that the reservoir of sites should be identified in Policy MD3 with a planned trajectory to the delivery target;

4. *Sustainable development*: the employment allocations and their distribution should be justified in relation to the balance for housing development and the rural rebalance of development to deliver sustainable development and regeneration;
5. *Employment generation*: it is essential to allocate land for residential and employment development to accommodate the required scale of development but to facilitate employment generation a degree of flexibility is needed over the range of acceptable commercial uses.

#### **MD5: Sites for Sand & Gravel Working**

1. *Heritage impacts*: English Heritage are concerned to ensure the allocation of sites is fully informed regarding potential implications for the historic environment and heritage assets;
2. *Impacts on water resources*: The Environment Agency pointed out that a detailed environmental assessment would be required with any planning applications for sand and gravel workings, including an assessment of potential impacts on water features. A range of potential water resources and related issues were raised with respect to specific individual sites;
3. *Impacts on designated environmental assets*: Natural England considers that the policy should include a requirement around the safeguarding of designated sites and other biodiversity interests. Potential impacts on designated environmental assets from the development of specific individual sites were raised;
4. *Phased release and output restrictions*: The mineral industry has expressed support for the overall approach to site selection, but is concerned about the impact of the proposed phased release of sites, the potential for output restrictions and has some concerns about the quality of evidence about mineral resources.

#### **MD6: Green Belt and Safeguarded Land**

1. *Rural Viability/ Flexibility*: Local stakeholders and a number of developers raised the point that, whilst supporting safeguarding the Green Belt, they would like to see specific reference made with regards to supporting rural businesses and communities located within the Green Belt. Issues relating to this point raised by consultees are: the need for flexibility and support for agricultural and business diversification and development; further clarification regarding development types in light of need to promote sustainable rural communities; and supporting limited growth of some villages outside main centres to support their long term viability. English Heritage also raised the point about flexibility in the Green Belt, by emphasising the need for clarity on how policy deals with rural diversification, in particular sustainable use of historic farmsteads;

2. *Green Belt Boundaries:* Setting detailed Green Belt boundaries, as required by Policy CS5, has been identified by a number of developers as being essential. Green Belt boundary alterations were highlighted as needed where there are changes or anomalies since designation, and where land no longer serves its Green Belt purpose and would allow settlement rounding off. Additionally a developer raised the point that policy should consider if development needs can be best met by extensions to inset settlements, as well as including settlements which do not display open characteristics as new insets in the Green Belt. Local residents have emphasised the value of the land around the Mere in Ellesmere and suggest policy should consider designating it with a Green Belt boundary;
3. *Environmental Sustainability:* Natural England highlighted that it would like to see action taken in the SAMDev Plan with regards to Policy MD6 promoting increased Green Belt opportunities for recreation and interaction with nature. Ellesmere Town Council stated that Policy MD6 should reflect sustainable principles;
4. *Safeguarded Land:* A number of developers have highlighted, as a key consideration for Policy MD6, the need to identify safeguarded land for longer term development provision beyond the plan period, as required by the National Planning Policy Framework (NPPF). They also raised the point that failure to identify safeguarded land would result in Policy MD6 not meeting the requirements of NPPF, thus being found unsound. Local residents have emphasised the value of safeguarding the Green Belt over a long term period, and see this as a key requirement for Policy MD6;
5. *RAF Cosford:* The Defence Infrastructure Organisation MOD supports Policy MD6 recognition of the status of RAF Cosford as a major developed site in the Green Belt, but also highlights that the SAMDev Plan policies fail to identify other operational defence sites outside Green Belt and would like to see this addressed;
6. *Policy Wording:* Local residents highlighted that the ambiguity of some of the policy wording in Policy MD6 could result in reduced protection and undermining of the Green Belt.

#### **MD7: Managing Development in the Countryside**

1. *Greater support for farms and other rural businesses:* The National Farmers Union (NFU) stated that much greater emphasis should be placed on providing support for farm businesses to become more sustainable and therefore be more likely to be able to help achieve food security now and for the future. The evolution of farms will also be supporting environmental sustainability whilst helping to tackle climate change;

2. *Impact of development on agricultural land and water resources:* The NFU and others are concerned that development pressures will result in the loss of good quality agricultural land either directly or through inadequate water resources and drainage. The Environment Agency comment that the proliferation of properties that are non-mains should not be encouraged to protect the water environment. There is also some concern regarding the proximity of new development to existing farms and particularly livestock units which may result in neighbour issues;
3. *Large scale agricultural units:* Several comments have been received regarding large scale agricultural buildings. Responses from the community are seeking greater control whereas responses from the agricultural sector are seeking greater flexibility especially as they offer employment opportunities. The NFU would welcome the opportunity to be involved in the production of further guidance to ensure it is appropriate and future proof;
4. *Essential rural workers' dwellings:* Affordable housing size restrictions are considered to be inappropriate by the NFU and other responses. It is said that some dwellings will need to contain a farm office and utility areas whilst others will need to accommodate growing families. Reversion to affordable dwellings is not considered to be appropriate as this has a great impact on the viability of the farm business. Essential rural workers' dwellings will need to be located in close proximity to the place of work. A few responses received seek greater clarification of what constitutes an essential rural worker;
5. *Countryside, Community Hubs and Clusters:* Several responses feel that limiting development to Hubs and Clusters is overly restrictive especially in some villages that are capable of supporting new development. It was also stated that reliance on the view of the Parish Council to 'opt in' as a Hub or Cluster is not sufficient and more emphasis needs to be placed on local evidence. Concern was raised over the distinction between countryside and hubs/clusters where there is no development boundary;
6. *Conversions and replacement dwellings:* English Heritage commented that the removal of permitted development rights is welcomed especially where this will result in the protection of a heritage asset. Where the heritage asset is of major significance and a dwelling is required on site for an essential rural worker, it may be appropriate to allow new build rather than convert the building and risk damage to the asset. A few comments request greater detail be provided for conversions and replacement dwellings whilst not restricting extensions to conversions;



7. *General support for the policy*: Natural England welcomed the clear statement that the protection of the natural environment will be an important consideration. One respondent requested that protection be proportionate and that the role of mitigation measures in making development acceptable be recognised;
8. *Other*: The Shropshire Hills AONB Partnership stated that the AONB is not being adequately differentiated and given sufficient weight within the policy. Similarly, the Ministry of Defence has stated that they would like greater recognition of all defence sites within Shropshire.

### **MD8: Infrastructure Provision**

1. *Definition of infrastructure*: English Heritage recommends the inclusion of the historic environment and heritage assets as part of the general assessment criteria for new strategic infrastructure. The Woodland Trust would like to see a reference to green infrastructure. The minerals industry is disappointed that the policy does not currently address minerals infrastructure. Local stakeholders support reference to the need to plan for adequate transport, energy and broadband infrastructure and make some specific suggestions regarding the guidance applicable to wind turbines;
2. *Water resources*: The Environment Agency welcome the inclusion of policy guidance for waste water infrastructure, but note that water cycle strategy evidence base work needs to be updated. Some amendments to the criteria for specific types of infrastructure are suggested;
3. *Environmental capacity*: Natural England generally welcome the proposed approach, but recommend including an additional point to ensure that there is adequate environmental capacity;
4. *Capital & Assets Programme*: West Mercia Police suggest including reference to the LDF Implementation Plan, the CIL Regulation 123 list and infrastructure projects promoted by the Shropshire Capital & Assets Programme to provide demonstrable support for the Shropshire Capital and Asset Pathfinder Programme (CAP);

### **MD9: Safeguarding & Improving Employment Investment**

1. *Retention of employment use*: A range of concerns are raised about the detailed policy tests which may be applied to the assessment of employment sites for safeguarding in the context of national and Core Strategy policies;
2. *Sites outside defined settlements*: policy should provide criteria for protection of strategic sites and employment areas outside settlements;



3. *Employment clusters*: policy should provide guidance on facilitating clusters of uses for key growth sectors for the local economy.

#### **MD10: Town Centres**

1. *Town centre uses/sequential testing*: A range of comments and concerns from local stakeholders regarding the need to support town centres as part of the policy approach and through sequential testing, and the need to recognise the role of the town centre in accommodating wider uses other than retail.
2. *Scope of policy*: Concern from stakeholders over lack of reference to the level of retail development acceptable in the Community Hubs and Clusters and the need to consider rural based retail proposals.

#### **MD11: Tourism and Leisure**

1. *General*: Local stakeholders generally supported many elements of the policy direction. The need for development to protect the qualities of the countryside was highlighted. The Shropshire Hills AONB Partnership requested more explicit reference to ensuring protection of the qualities Shropshire Hills AONB as a key draw for visits to Shropshire.
2. *Canals*: Explicit reference to identifying canals on the proposals map was widely supported by a range of consultees. A developer expressed concern over the lack of specific reference to the Montgomery Canal and suggested that the policy should be more explicit in promoting and enabling development linked to the canal to help support its regeneration in line with NPPF guidance on meeting infrastructure requirement needs. The Canal and River Trust identified that canal side development should be referenced more widely as part of an approach to canals as a multifunctional resource. They also highlight issues with identifying and quantifying the specific 'need' for marina development.
3. *Touring and static caravans, camping sites, chalets etc*: The Environment Agency suggested inclusion of reference to the 'managed retreat' of static caravan, chalet and log cabin sites away from areas of highest flood risk to areas of lowest flood risk.

#### **MD12: Natural and Historic Environment**

1. *General support*: Natural England particularly supported ecological networks and site based enhancement measures. Other respondents also supported the connection of habitats, new tree planting and the emphasis on the whole landscape. One respondent requested that protection be proportionate and that the role of mitigation measures in making development acceptable be recognised;

2. *Better protection for aspects of the natural environment:* The Environment Agency asked that the policy refer to the Water Framework Directive requirements to ensure no deterioration and achieve 'good status' in surface water, groundwater, and protected areas. Natural England requested that a point be added to cover the need for a Habitats Regulation Assessment for development in the River Clun catchment. Other respondents wanted a more strongly worded policy that went beyond minimum legal requirements or strengthening of the policy to protect a range of habitats and species as well as trees. Explicit protection was requested for ancient woodland and veteran trees; the lines of old railways and canals; special landscape character areas; agricultural land; local green spaces, particularly the green wedges into Shrewsbury; and tourist attractions. Respondents also asked for Tree Preservation Orders be monitored better and to be used more widely to protect mature trees;
3. *Better protection for the historic environment:* English Heritage requested a development management policy for the historic environment of equivalence to the one for the natural environment. The other respondents supported this view and were unanimous that that the policy direction as shown constituted a serious omission;
4. *Shropshire Hills AONB:* The AONB Partnership requested that the policy mention the special qualities of the AONB (as defined by the Management Plan) and include enhancement of these qualities, a restriction on development outside the AONB which would damage them and support for development which reinforces and promotes both the understanding and the enjoyment of them. The Partnership also wanted mention of the secondary AONB purposes which are 'to take account of social and economic wellbeing, promote sustainable development and meet the demand for recreation'. Other respondents supported the comments made by the Partnership but additionally asked for the same housing policy for AONBs as is currently in place for National parks as well as better protection for the AONB;
5. *Policy structure:* Natural England felt that the policy could be condensed to provide one bullet point on woodland trees and hedges and one on the safeguarding and enhancement of priority habitats. Other respondents wanted the word 'protecting' changed to 'conserving' and requested that the evidence base include particular documents;

### **MD13: Waste Management Facilities**

1. *Heritage impacts:* English Heritage are concerned to ensure the allocation of sites is fully informed regarding potential implications for the historic environment and heritage assets;
2. *Environmental permitting:* The Environment Agency point out the need to ensure that waste management facilities are located in areas consistent with their groundwater policy) and landfill location policy. Planning applications should provide an appropriate level of detail to ensure the principle of development is acceptable with cross reference to environmental permitting

constraints. There may be potential to join up the consideration of emissions such as 'air quality' between the planning and permitting regimes for some types of development;

3. *Waste hierarchy*: The Environment Agency suggest that specific reference is made to the waste hierarchy from the revised EU Waste Framework Directive;
4. *Provision of recycling facilities*: Local stakeholders support the provision of local recycling infrastructure, combined heat and power and district heating as positive contributions to tackling climate change;

#### **MD14: Landfill and Land Raising Sites**

1. *Heritage impacts*: English Heritage are concerned to ensure the allocation of sites is fully informed regarding potential implications for the historic environment and heritage assets;
2. *Zero Waste*: The Environment Agency suggest referencing the objective of 'zero waste to landfill';
3. *Water resources*: The Environment Agency suggest that the policy should cross reference to the need to comply with relevant water management and protection policy requirements;

#### **MD15: Mineral Safeguarding**

1. *Heritage impacts*: English Heritage suggest reference to the Strategic Stone Study database in the context of safeguarding local sources of vernacular building materials;
2. *Coal resources*: The Coal Authority advises that reference to the Coal Mining Development Referral Area Plan as relevant evidence should be amended to refer to the Surface Coal Resource Plan. There is no additional need for the SAMDev Plan to address coal mining legacy issues and unstable land since these are already satisfactorily addressed;
3. *Scope of policy*: The mineral industry has suggested an alternative form of words to strengthen the policy on line with a national model policy drafted by the national industry body. Some concerns have been expressed about the operation of safeguarding buffer zones and the need for detailed illustration of the MSA boundaries;

#### **MD16: Management of Mineral Development**

1. *Building and Roofing Stone*: English Heritage suggest that the policy should recognise the small-scale nature and impact of building and roofing stone quarries and the need for a flexible approach to the duration of planning permissions and make reference to the evidence base provided by the Strategic Stone Study;

2. *Water Resources:* The Environment Agency considers that mineral working should be appropriately located and controlled in order to protect controlled waters. The policy should seek to control adverse impacts on 'water resources' as well as water quality and suggest further discussion to ensure relevant issues are identified and addressed at specific sites;
3. *Biodiversity issues:* Natural England welcome the recognition of the opportunities which the restoration and after-use of minerals sites can bring to green infrastructure, but note that several of the minerals allocations are near to designated biodiversity assets where careful consideration of the potential for adverse impacts will be required;
4. *Coal resources:* The Coal Authority broadly supports the policy direction and considers that it accords with paragraphs 143 and 163 of the NPPF and expands appropriately upon Core Strategy Policy CS20. Some minor improvements to the policy are suggested;
5. *Cumulative impacts and ancillary working:* The mineral industry offer some support for the draft policy direction, particularly in terms of the promotion of the comprehensive working of minerals sites and opportunities to generate local benefits from restoration and after-use schemes. However, amendments are also suggested to the proposed guidance on cumulative mineral working impacts and the control of ancillary development.

### **Gypsies & Travellers**

Since the Policy Directions document was published, it is now considered more appropriate to prepare a separate DPD on Gypsies and Travellers' sites. This is due to the need for further technical work on the assessment of potential sites. Further consultations will take place on the development of the Council's policy in due course. A number of comments were received during this Preferred Options consultation which related to gypsies and travellers and these will be fed into the process:

1. *Heritage Impacts:* English Heritage has commented that consideration needs to be given to potential implications for historic environment and heritage.
2. *Flood Risk:* The Environment Agency point out that sites should not be located in areas at high risk of flooding, acknowledging the particular vulnerability of caravans. The flood risk sequential testing of potential sites must be undertaken in allocating sites to meet identified needs in accordance with Policy CS18.
3. *Contaminated Land:* The Environment Agency has also stated that sites should not be located on contaminated land unless it can be demonstrated that appropriate mitigation/remediation work can be achieved. In addition, the allocation of new sites should be informed by the Water Cycle Study and satisfactory water supply and drainage requirements should be in place for new sites with non-mains drainage avoided where possible.

4. *Policy Structure:* Comment was made that the Policy Direction does not give any restriction of the type of site that could be allocated. Detail should be provided on whether sites would be within development boundaries, brownfield or greenfield, whether towns are preferred over villages and whether sites with environmental designations should be avoided. The DPD should also state that the size of the site allocated should be proportionate to the settled community in which it is situated or adjacent.
5. *Other Issues:* Sites should be located in key strategic network corridors. There is acknowledgement that it is difficult to integrate the gypsy and settled communities. It is suggested that where allocated development land is not going to be used for many years, consideration should be given to allowing short term use for gypsies and travellers. The Homes and Communities Agency supports the policy direction and considers that it should complement the Council's programme capital programme for the provision of Gypsy and Traveller Sites.

#### **Former Policy Direction MD4 – Key Areas of Change in Shrewsbury**

1. *Historic environment:* English Heritage supported efforts to progress the Shrewsbury Northern Corridor Regeneration Framework Masterplan and to restore and redevelop the Flax Mill at Ditherington. The key principle of encouraging environmental enhancements should include consideration of the historic environment and heritage assets. More information should be included regarding the Shrewsbury Vision Regeneration Framework and its development implications;
2. *Water resources:* The Environment Agency would like to see recognition of potential land contamination issues to maximise the protection of the water environment in North Shrewsbury. It is recommended that the policy seeks to preserve and enhance the environmental value of the River Severn through Shrewsbury;
3. *Redevelopment opportunities:* The development industry was concerned about potential reliance on windfall sites in Shrewsbury. Brownfield development is susceptible to changing market conditions and proposals for redevelopment opportunities should therefore be based on realistic assessments of viability and delivery. Where redevelopment sites are not delivered then there will be pressure on delivery in other locations. A range of opinion was offered regarding the potential redevelopment of the Sentinel works specifically;

#### **Former Policy Direction MD7 – Sustainable Urban Extensions**

1. *General:* English Heritage, Natural England and the Shropshire Wildlife Trust supported the proposed policy direction/general principles/the approach of



preparation of overall masterplans for the three SUE's. Natural England sought early engagement regarding the green infrastructure strategies, while the Trust had concerns regarding potential impacts on green space (to be addressed through the masterplans showing green infrastructure to be included and how this provides buffers and links for the wider environment). The Environment Agency recommended joining the policy direction up the required surface water management plans, but noted the preparation of masterplans. Ellesmere Town Council and the Belle Vue Arts Festival stressed the importance of sustainability principles.

#### Shrewsbury South SUE

2. *Coal resource:* The Coal Authority sought reference in the Policy or its supporting text to the fact that the SUE falls within an area of surface coal resource, and consequently past coal mining activities, which has left a legacy (this issue has been picked up in the SUE Masterplan).
3. *Local Centre:* Whilst not objecting to the principle of the SUE or local level foodstore provision, Morbaine Ltd objected to the scale of the proposed retail floorspace for the SUE local centre (given the planning application under consideration at the time and subsequently granted consent for the relocation of the existing garden centre and the provision of a large foodstore and other smaller retail units). Morbaine Ltd considered that the policy should be clear that any local centre allocation should be based on the needs of the new residential and working population of the SUE and not the needs of the wider area, set out a maximum size threshold of 1,500 sq.m. for any new local centre, with a maximum size threshold of 500 sq.m. for any individual unit, with any larger scale proposals to be subject to the sequential and impact tests, and require any uses to come forward over a timeframe consistent with the SUE.

Consultants for Sainsbury's Supermarkets Ltd, in the same context of the then current planning application, objected that the size of the land proposed to be allocated as a local centre was in excess of that necessary to serve the needs of the SUE, recommending an allocation around half the size of that shown.

4. *Land north of Oteley Road, protection of Rea Brook Valley and other issues:* CPRE objected to the inclusion of land north of Oteley Road in the SUE, while agents for the owners of the majority of this land (Charles Frank Trust) expressed support for the SUE and the proposed broad arrangement of land uses. The Shropshire Wildlife Trust considered that development to the north of Oteley Road should be minimal, the landscape surrounding the Greek Orthodox Church and Sutton Farm protected, and development should not impinge on the Rea Brook Valley and LNR, which should be protected and enhanced as valuable green infrastructure.

The Belle Vue Arts Festival sought greater protection around the Rea Brook, the provision of community allotments, and links to the countryside.

#### Shrewsbury West SUE

5. *Supporting evidence/technical reports/Masterplan/sustainability appraisal:* Consultants acting for Morris Leisure raised principle issues relating to a lack

of supporting technical reports and justification for the SUE, contending that the site allocation was therefore premature. Particular concern related to the proposed Link Road, the associated environmental impacts on Morris Leisure's Oxon Touring Caravan Park during construction and thereafter, combined with the relocation of the Park and Ride facility, all adversely impacting on the caravan park, with no appreciable benefits to the business. A further issue raised related to the deliverability and viability of the Link Road, with the suggestion that this aspect of the scheme be removed or, if to be built, assurance given that it will be built to the same standard of design as the originally proposed North West Relief Road, including landscaping, noise attenuation and provision for sustainable transport. Concern was also expressed that the Council appeared to have discounted relocation of the caravan park and redevelopment of the (brownfield) site for residential development.

The consultants state that prior to the publication of a Masterplan and the next stage of preparation of the SAMDev Plan, the evidence base to support the proposed SUE should be completed to address the concerns on noise, disturbance and air pollution and published for public scrutiny. The consultants also considered that further details of what was proposed, including mitigation measures, (i.e. the Masterplan rather than the Land Use Plan consulted upon) were required to allow meaningful engagement. The lack of progress on the provision of the Masterplan was noted. Questions were also raised regarding the need for the Core Strategy and the emerging SAMDev Plan to be formally reviewed against the NPPF, and whether the sustainability appraisal carried out was appropriate to the current stage of plan making.

6. *Green infrastructure, Link Road and other issues:* Natural England put forward amended wording to include reference to green infrastructure rather than 'major landscape buffers and public open space' in order to maximise its multifunctionality. CPRE expressed concerns regarding the sensitivity of the landscape and the proposed Link Road (including in relation to the severance of existing lanes and the diversion of resources from the provision of other infrastructure). The Shropshire Wildlife Trust commented that development should have regard to Oxon Pool as a key element of the local green space, there should be further clarity on any possible wider impacts on the River Severn and the landscape to the north of the town, and that the site should not be reliant on other projects such as the controversial North West Relief Road.

HCF Residents Group submitted a number of questions, particularly regarding the inclusion of the Link Road, accesses to/from development off it, severance of the Calcott and Shepherds Lanes, the relocation of the Park and Ride site, and the provision of additional community facilities.

#### Oswestry Eastern Gateway SUE

7. *General:* Oswestry Town Council supported the allocation of the land for the SUE and the broad disposition of land uses, seeking an aspirational Masterplan with community elements to include allotments and generous open space provision, full integration with the Leisure Centre and College Campus, an adequate buffer zone for the bypass, a good mix of type and affordability of



dwellings, and a comprehensive approach to infrastructure provision from the outset. Oswestry & District Civic Society also supported the development of the SUE in principle, but suggested that the housing density could be increased. The Shropshire Wildlife Trust commented that provision should be included for green space within the site to extend the bypass buffer zone and provide additional ecological connectivity.

Other Sites

8. Two promoters submitted that other sites, in addition to the three SUE's referred to in the policy direction (which are those put forward in the Core Strategy), should also be identified as SUE's – land off Adderley Road, Market Drayton and land to the north-west of Oswestry.

## APPENDIX F: DRAFT POLICIES 2013 CONSULTATION: KEY ISSUES RAISED

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

Of those who responded electronically 43% agreed with the draft policy, 43% disagreed and 14% didn't know. Whilst many agreed with the general principles of the policy and the broad distribution of development across the county's towns and rural areas, several responses suggested the need for additional evidence base to support the policy including through the preparation of an updated Strategic Housing Market Assessment (SHMA). Many who disagreed with the policy also promoted additional settlements to be included as Community Hubs or Clusters. Others questioned the policy's conformity with the NPPF in terms of identifying sufficient housing land supply. Others welcomed the ability of rural areas to 'opt in' for development after the adoption of the SAMDev, but that the plan needed to ensure that housing and employment opportunities should be balanced and prioritise brownfield land ahead of greenfield.

### **Draft Policy MD2: Sustainable Design**

53% of 76 respondents supported the draft policy. A range of comments were received from statutory consultees, town and parish councils, local community/interest groups and local residents. There is agreement for how the policy seeks to protect landscape features and safeguard heritage, specifically mentioned by Natural England. It is noted by Shropshire Geological Society that good reference has been made to watercourses and the positive impact on local character this draft policy would allow for. Respondents including the Canal and Rivers Trust and Worcestershire County Council welcome a policy that focuses on the quality and detailed characteristics of development.

Concerns have been raised regarding the scale and location of future development and how the setting of a place could be negatively affected by development. Town Councils, community groups and planning consultants have raised concerns about how the character and style of future development will be implemented. There should be more of an emphasis on climate change resilience, suggested by Broseley Town Council. It has been suggested by Cerda Planning Limited that the policy is too restrictive and imposes specific architectural styles.

### **Draft Policy MD3: Managing Housing Development**

Reference to "good enough to approve" should be amended to "exceed minimum requirements";

- Development on brownfield or infill sites before new greenfield sites, and reflect housing need rather than simply market forces;
- Some welcomed of increased dependence on local consultation on the type and mix of housing through the annual Place Plan process;
- The type of mix of housing on a site should also have regard to the applicant's views on what is appropriate for the site;
- Proposals for renewing permissions should be tightened to require evidence that the project will be realised, with an actual guarantee of delivery;

- Concern over the deliverability of the draft policy's criteria for renewing permissions as the Council could never guarantee development would come forward;
- Concern expressed that it is impractical to demonstrate that a development will not prejudice other sites coming forward;
- However, another comment suggested that renewals are made conditional on a satisfactory plan for maintenance of the site pending commencement of development delivery;
- It should be made clear in the settlement policies that the housing targets are not a cap, but a minimum;
- It was suggested that a key consideration within paragraph 4 of policy MD3 should be the sustainability of any proposed development;
- A number of respondents welcomed the flexibility inherent in paragraph 5 which would reduce the need for continual review of the Plan;
- Some felt the policy needed to be stronger on addressing any potential shortfall in housing in light of the NPPF and that alternative sites
- Overall, the policy was considered by many respondents to be too negative and inflexible when it comes to promoting increased housing delivery, which is a key aim of Central Government and the NPPF.
- A number of respondents suggested that rather than using partial plan reviews, it would be better to supply more allocations or through 'reserve sites';
- Some parish Councils were concerned the policy would lead to a long 'trickle' of development and ran contrary to Localism;
- There was a call for robust housing need figures and/or jointly sponsor surveys with developers and communities in deriving the settlements' housing requirements.
- It was suggested that there should be more flexibility to cross subsidise affordable housing exception sites appraised on a scheme by scheme basis.
- Some Parishes asked for clearer guidance on what is meant by affordable housing
- Attention was drawn to the need for affordable housing, starter homes, retirement housing facilities and the better use of empty properties to provide additional housing.

#### **Draft Policy MD4: Managing Employment Development**

Stakeholders generally supported the comprehensive approach to both protecting existing employment areas (Policy MD9) to maintain their economic use and to managing new allocations (Policy MD4) to continue to attract and support economic investment in the County. However, they wished to see a fully reasoned and quantified justification for the proposed scale of growth and the choice of new employment sites in Policy MD4. Stakeholders also felt that ideally, the Reservoir should be supported by Reserve sites which may be used to refresh the Reservoir against significant demand for new land.

Concerns affecting the support for Policy MD4, related principally to the degree of confidence in the planned aspirations for economic development compared with the investment demand experienced in Shropshire. Stakeholders foresaw a need for significant sector support especially for land based industries to deliver value added diversification and for small business formation and growth to respect their special

development needs which are not necessarily suited to development opportunities on industrial estates or business parks.

Stakeholders recognised that ensuring realistic prospects for attracting investment into the County are reliant on delivering a range and choice of developable and deliverable new employment sites in the portfolio of land and premises. The Reservoir must also identify accessed and serviced land which is readily available to the market, capable of delivery and is supported by evidence of these essential characteristics. Local stakeholders suggested that the choice of new employment sites should be driven by an approach based on Localism. The need to deliver new employment land was recognised as a key element of facilitating sustainable development by balancing the scale and distribution of new housing development. It was also recognised that the provision of employment land and the creation of new employment opportunities will help to ensure the continuing vitality, viability and prosperity of communities especially in more rural locations. Further concerns related to the need to also deliver investment in transport and community services and to respect local distinctiveness in the natural and historical environment.

#### **Draft Policy MD5: Sites for Sand & Gravel Working**

48% of 46 respondents support the draft policy. A range of detailed comments were received from statutory consultees, site promoters, neighbouring authorities and local interest groups. The measured approach adopted in the policy is supported by the Shropshire Geological Society. A number of respondents from industry are concerned about the proposed phasing mechanism and the potential to impose output and timescale restrictions. The Mineral Products Association is concerned that the policy is not currently supported by evidence from a Local Aggregates Assessment (LAA) and that the current policy approach unnecessarily constrains mineral development in a way inconsistent with the requirements of the NPPF. Worcestershire County Council suggests that an explanation of the term "relevant sub-regional target" should be provided. English Heritage suggests that it may be helpful to reference current work on a Mineral Resource Assessment in Shropshire which aims to improve the management and understanding of the historic environment in mineral extraction areas.

#### **Draft Policy MD6: Green Belt & Safeguarded Land**

The majority of respondents (42%, 21 out of 51 respondents) supported the draft policy. A number of respondents expressed support for different aspects of the policy, including the reference to development in Community Hubs and Cluster and previously developed sites. However on the other hand, 16 out of 51 respondents (33%) did not support the draft policy. 7 of these respondents stated that no development should be permitted in the Green Belt and the policy should therefore restrict every form of development. Another issue raised was that the policy conflicted with the NPPF, namely paragraphs 87, 88 & 89. Firstly, point 1 of the draft policy makes no provision for the case of very special circumstance to be advanced to outweigh any harm to the Green Belt. Secondly, Point 4. excludes open market housing proposal being considered on a previously developed site, conflicting with paragraph 89 of the NPPF. Natural England also commented that the policy could consider any opportunities for links between the Green Belt and green infrastructure or ecological networks. Natural Trust also highlighted that the relationship between point 1 and point 3 of the draft policy is not clear, as it currently reads that infill

development in Community Hubs and Clusters could not be allowed as it would inevitably have some effect on openness.

### **Draft Policy MD7: Managing Development in the Countryside**

Of the 62 responses 51% agreed with the policy approach, whilst 27% disagreed. The remainder did not indicate either agreement or disagreement. The main issues raised included a need to include appropriate safeguards for the countryside, including agricultural land, wildlife and other assets, but at the same time to provide some flexibility in the policy and provide for sustainable development which fosters the rural vitality and the economy with the functional role of the countryside being highlighted. Natural England supported the clarity of stance regarding importance of protection of natural environment. It was also noted that the role of mitigation measures in making development acceptable should be recognised in policy.

There was call for policy to directly identify the role for sustainable greenfield development to meet NPPF land supply requirements and to provide for market housing cross subsidy of affordable housing to meet rural housing need. Conversely it was also suggested that there should be no development outside village boundaries in order to protect the countryside. Furthermore it was said that policy should include provision to favour reuse of brownfield land including for market housing where no other beneficial use and enhancement achieved. Whilst the proposed restriction of holiday let accommodation to local need accommodation was supported it was suggested that as a whole that MD7 is overly restrictive and does not adequately provide for the housing need of rural communities. It was also suggested that there is insufficient support of conversions and that there are gaps in policy coverage relating to protection of agricultural land and certain types of development including renewable energy, live-work units, large agricultural buildings (particularly in AONB) mineral extraction & sand & gravel. English Heritage also highlight the need for to build in flexibility for reuse of historic farmsteads, including an element of new build where necessary for reasons of heritage and landscape interest, consideration, referencing West Midlands Historic Farmstead and Landscape Project. They also highlight need for clarification in respect of SPD providing additional guidance and recommend that the policy includes a clear and positive statement on the use of the emerging farmsteads guidance.

It is suggested that policy MD7 places inappropriate constraints on development, in particular the approach to new rural tourism, leisure and recreation is more restrictive than NPPF and not in line with government proposals to relax controls over change of use of agricultural buildings. Related to this it is suggested that locational criteria and viability assessment approach is inappropriate and application of occupancy conditions to existing dwellings out of date and unjustified. It was also felt that provisions for agricultural workers dwellings should be simplified. Specific comments indicated that a distinction should be drawn between general affordable and agricultural workers dwellings and that requirements for affordable contributions and restrictive conditions on existing farmhouses are too onerous. More generally concerns were also expressed that the policy was overly complex, technical and poorly related to other policies and existing SPD, with overlap identified. It was suggested that it is unclear in respect of the role of rural settlements which are not Community hubs or Clusters and that additional criteria are required to control exceptions housing. Additionally several respondents suggested that restrictions



relating to replacement buildings are unreasonable & conflict with NPPF and government changes to permitted development for dwellings. In contrast there is some support for viability assessment and concern is expressed by other respondents regarding potential for misuse of provisions for agricultural workers dwellings. Whilst there is general support for tourism related development, there is a suggestion that holiday let permissions should be limited to prevent abuse and that there should be no conversion of holiday lets to full time dwellings. Also it is requested that safeguards are put in place to try and ensure that employment development is directed to appropriate locations, including where infrastructure is available, and that the employment provided is not just short term. The issue of infrastructure provision and how it is achieved to support development is also raised as a general concern. The potential for agricultural development to be considered as employment development was put forward. Various specific detailed wording amendments are put forward by respondents to better reflect NPPF and legal precedent.

#### **Draft Policy MD8: Infrastructure Provision**

49% of 57 respondents support the draft policy, whilst 30% do not. A range of organisations express support for different aspects of the policy, including the safeguarding of existing infrastructure and recognition of the value of landscape character and the setting of heritage assets. A number of respondents suggest that the clarity of the policy could be improved by defining the scope of 'strategic' infrastructure, and the derivation of 'agreed' objectives. Some respondents consider that the policy is not sufficiently supportive of renewable energy infrastructure to be compliant with the NPPF. More specific guidance is sought in respect of solar farms and the safeguarding of social and cultural infrastructure. Reference to the potential for impacts on specific heritage assets is suggested as part of the explanatory text

#### **Draft Policy MD9: Safeguarding and Improving Employment Investment – Key Issues Raised**

Stakeholders support the comprehensive approach to both protecting existing employment areas (Policy MD9) to maintain their economic use and to managing new allocations (Policy MD4) to support economic investment in the County.

The strengths of Policy MD9 were considered to be: the support for key employers by providing security of tenure for their operational sites, the safeguarding of local employment opportunities, the protection of accessed and serviced development land and the promotion of brownfield land for re-use and redevelopment. The inclusion of a specific, evidence based test in Policy MD9 to determine development proposals for alternative land uses on existing employment areas was also considered to significantly strengthen the policy. The concerns expressed about Policy MD9 related to whether the protection of existing employment areas was justified in locations with significant levels of vacant land and premises and whether the process of determining the most appropriate use or re-use of existing employment land would be open, fair and equitable. A desire was also expressed for Policy MD9 to address the development needs of land based industries whose operational sites accommodate other operations or other businesses. Whilst farm based enterprises are generally in more isolated locations, it was suggested that the

trend towards accommodating industrial and business enterprises was created some significant and marketable, farm based investment locations.

Local stakeholders recognised the need to protect existing employment areas to secure the long term sustainability of communities. It was recognised that access to local employment would provide the opportunity to reduce the need to travel and facilitate a reduction in the use of cars and other private vehicles. There was a desire for communities to actively determine whether local employment areas should be protected through their Neighbourhood, Community or Parish Plans. It was suggested that the need for protection should be balanced against the demand for new housing development as a means to protect the long term sustainability of communities.

#### **Draft Policy MD10: Retail Development**

A range of comments were received from statutory consultee, town and parish councils, local community/interest groups and local residents. Of those responding electronically 51% supported the draft policy, whilst 24% disagreed. Some gave specific support to the draft policy's approach of town centre protection. Some thought the policy should go further by requiring Impact Assessment on all retail development over 200sqm, even in the town centre. Other comments representing national retailers believed the draft policy went too far in restricting changes of use away from retail in Primary shopping areas, and therefore contrary to the NPPF. Other comments felt that the draft policy placed too much emphasis on the need for Impact Assessments and should have regard to the need to positively promote Meole Brace Retail Park as a retail destination. Others felt the policy could be more positively framed, for instance by identifying opportunities for people to 'live over the shop'.

#### **Draft Policy MD11: Tourism Facilities and Visitor Accommodation**

The majority of respondents (63% 32/51) agreed or strongly agreed with the draft policy wording of MD11. A number of respondents welcomed a draft policy that supported the development of quality tourism and leisure proposals in appropriate locations whilst seeking to retain the intrinsic qualities of the offer within Shropshire. The Canal and River Trust supported the positive references to the canal network and the principle of canals being protected from other forms of development as multi-functional assets. English Heritage suggested inclusion of reference to heritage value of canals and World Heritage Site guidance in the policy. The Environment Agency supported the inclusion managed retreat of existing sites in areas of highest flood risk.

Some respondents disagreed or strongly disagreed (12/51 14%) with elements of the draft policy. Some respondents felt that the policy as drafted was too onerous (in relation to identifying a need for a countryside location as expressed in MD7 and referenced in MD11) with regards to the guidance set out in NPPF paragraph 28 regarding support for all rural tourism developments. The consistency with the NPPF was also raised as an issue in relation to the reference to accessibility of some visitor accommodation and larger scale development. That there is no explicit reference in the policy to the re-use of existing buildings in the countryside for tourism use was also raised as an issue. Concern was also raised that specific policies relating to a marina in the Oswestry Local Plan was not being sufficiently replaced. Broseley



Town Council highlighted that village and town community led plans should be referenced in the evidence base to reflect locally identified tourism priorities that might not be covered through other tourism strategies. Oswestry Town Council and Ludlow Town Council highlighted the importance of market towns in tourism offer should be recognised.

### **Draft Policy MD12: Natural and Historic Environment**

The majority of respondents, 64% (35 out of 55) respondents supported the draft policy. Of all the comments made, suggestions for changes to the wording of either the policy or the supporting text were the most frequently expressed. Some of these came from interest groups such as the Woodland Trust or the Shropshire Geological Society and as such were concerned with improving the protection of particular assets such as geological features or ancient woodland and veteran trees. The other comments in this category were from members of the public, Town or Parish Councils and site promoters. They raised issues ranging from a desire to protect visual amenity or high quality agricultural land to suggestions as to how deal with the differences between designated and non-designated heritage assets.

Site or settlement specific comments formed the next most frequently expressed type of comment, followed by the view that the natural and historic environment should be covered by separate policies rather than combined as in the draft policy. A few respondents expressed concern that whilst they supported the draft policy, Shropshire Council might not implement it in full. The National Trust did not support the draft policy on the basis it would weaken protection of the most important assets by setting the same standard for them as for locally valued assets. Stretton Climate Care disagreed with the draft policy because they were concerned that it might restrict renewable energy infrastructure proposals.

Natural England strongly supported the draft policy. English Heritage felt that two separate policies would offer a clearer and more robust approach. This is in part due to the quite specific terminology for the historic and natural environment and also for heritage assets, the fundamental importance of the concept of significance.

### **Draft Policy MD13: Waste Management Facilities**

66% of 47 respondents support the policy. A range of respondents welcome different aspects of the draft policy, including measures to protect water resources and geology and control recycling at mineral sites. The EA suggest extending guidance on open air composting facilities to cover extensions to existing facilities and inserting a link to recent guidance concerning the interaction of the planning and permitting regimes. Concern is raised that the current wording is too open-ended and does not, for example, meet the requirements of paragraphs 132 to 135 of the NPPF with respect to avoiding harm to Shropshire's natural and historic environment. A number of respondents are concerned about the visual impact of bin stores.

### **Draft Policy MD14: Landfill and Land Raising Sites**

59% of 43 respondents support the policy. A range of respondents welcome different aspects of the draft policy, including the protection of water resources. A criteria based policy is considered appropriate by the Environment Agency in the local

context and Worcestershire County Council confirm that the proposed policy approach is consistent with cross boundary discussions in the West Midlands area.

**Draft Policy MD15: Mineral Safeguarding**

51% of 45 respondents support the policy. A range of respondents welcome different aspects of the draft policy, including the protection of water resources and the safeguarding of mineral resources. The Mineral Products Association fully supports the draft policy approach. English Heritage would like to see the scope of the policy extended to address safeguarding existing and future supplies of traditional building and roofing stone using the evidence base supplied by the Strategic Stone Study. They consider that the policy could also provide a positive framework (NPPF 144) for facilitating small-scale, short-term and intermittent mineral workings to supply both conservation work and locally distinctive materials for new build. Broseley Town Council suggests changes to recognise the long term economic value of mineral resources and a clearer explanation of the sterilisation of mineral resources.

**Draft Policy MD16: Managing the Development and Operation of Mineral Sites**

47% of 49 respondents support the policy (12% do not). A range of respondents express support for different aspects of the policy including protection for ecology and support for ecological networks and the recognition of the value of local buildings materials. Some respondents express concern about restoration controls and the protection afforded to the AONB. The Coal Authority welcomes the positive tone of the policy, which it considers appropriately reflects guidance in the NPPF. Lafarge Tarmac consider that there should be greater emphasis upon the need for the comprehensive working of minerals and more emphasis on the 'great weight' that local planning authorities should give to 'the benefits of the mineral extraction, including to the economy' (NPPF 144). The Mineral Products Association suggest a range of amendments to improve the policy and are particularly concerned that the flexible approach proposed in MD16(5) should not imply more lenient treatment for operations to work locally distinctive materials since this would be anti-competitive. English Heritage suggests minor changes to clarify the approach to impacts on water resources.

## APPENDIX G: REVISED PREFERRED OPTIONS CONSULTATION 2013: KEY ISSUES RAISED

### Albrighton Place Plan Area

#### *Albrighton*

**Q1. Do you agree with the proposed extension of the allocation of land east of Shaw Lane (site ALB002) and its associated increase in total housing target for Albrighton from a total of 200 homes to a total of 250 homes?**

2 responses were received, from the site promoters and from the RAF museum, both agreeing with the proposed increase. The promoters of the 'Kingswood Road Land' (KRL) allocation ALB002 cross-referred to the Albrighton Neighbourhood Plan 'Light' (NP), which notes the benefits of a larger site include the potential for the provision of station parking, school drop off and a wider choice of new housing (NP paragraphs 4.36-4.41). KRL supports those aims. The Neighbourhood Plan identifies the need to facilitate an alternative access along Kingswood Road to that which currently has the benefit of planning permission, to allow a more comprehensive approach to the land's long term development. KRL have begun testing options for how a development of circa 180 homes could be delivered whilst achieving the objectives of the NP. The progression of the option plans has demonstrated that there are a number of scenarios in which the 180 homes could be provided, particularly if the 80 homes that already has consent is 'replanned' as part of the exercise.

KRL support the principle of the area of land that has been allocated in the SAMDEV; it is accepted that it provides an allocation larger than what is required to deliver 180 homes. Evidently this provides a greater level of flexibility to deliver the most appropriate solution for a 180 home development. KRL does however query the omission of the land south of the primary school from the allocation. Whilst it is accepted that the inclusion of this land will extend the allocation further beyond what is strictly required, inclusion of it will ensure all practical options can be properly assessed. The land has the potential to deliver pedestrian and cycle routes back to Shaw Lane and it would be unfortunate to miss the scope for realising this opportunity. KRL therefore encourages Shropshire Council to consider the inclusion of the parcel of land south of the primary school within the allocation.

KRL take this opportunity to encourage the SAMDEV to provide for a degree of flexibility in the application of 'target capacity'. Where so many options exist, it would be prudent to allow for a degree of flexibility with regard to the precise number of homes required. The NPPF stresses flexibility and KRL is committed to meeting the infrastructure requirements as far as practicable on a development of this scale. The options that have been progressed to date suggest that matters such as a highway connection from Shaw Lane to Kingswood could potentially be better and more realistically achieved via a development of a slightly larger scale.

KRL is keen to avoid piecemeal development, considering it essential that development at Shaw Lane be informed by a wider masterplan strategy for growth for the whole of the KRL site (which includes the remaining 'safeguarded land') to give the community a degree of ownership and comfort of the long term vision and prospects for the site. KRL is keen to establish the scope of this and how aspects such as the reservation of land for leisure can be dealt with through the SAMDEV and subsequent planning application process.

**Q2. Do you agree with the proposed allocation of land at Whiteacres for small scale housing development of up to 16 homes (ALB003 site)?**

Three of the four responses were favourable with regard to allocation of the site, with the fourth, from English Heritage, pointing to the need for sensitive and high quality design to sustain and enhance the significance of the conservation area and its setting.

The land owners of ALB003 support the development of the site for residential housing, but they do not support the latest wording in the Revised Preferred Options consultation and request that the site is allocated for 30 open market dwellings. The landowners have sought to demonstrate that an open market use would be the most deliverable and that the achievable number of houses (30) is in accordance with advice sought from the Shropshire Council Highways Department.

The landowners disagree with the proposed wording in the NP that ties the site to retirement properties because of the relatively large provision of such accommodation in the area. They have approached a number of retirement home providers who state that site ALB003 was not suitable for retirement dwellings due to lack of roadside frontage and the walking distance to high street. They claim that an unrestricted open-market development can help balance the local housing stock in accordance with Core Strategy policy CS11.

**3. Other comments**

**The Cosford Museum**

The Cosford Museum commented that they would be opposed to any employment growth within Cosford itself and are reassured to see no industrial allocations identified. In taking a proactive role in protecting the future of the site, the Museum would like to work with the Local Planning Authority in using the Museum's current masterplan as the basis of a Development Brief for the site. This would then provide an approved planning strategy for implementing a long term vision for the site while safeguarding the Museum's future at Cosford.

**Flooding**

The Environment Agency (EA) recommended that Shropshire Council checks with its Flood and Water Management team where surface water is discharging to, as the EA understands that there no/limited capacity in the Albrighton Brook.

**Alternative site**

One alternative site was proposed on land to the East of Newport Road (ALB008) for up to 175 homes and a medical centre, community hall and special needs housing. The site is promoted as a sustainable site that helps facilitate provision of health and community facilities.

One comment was received that land to the north of the Bushfield Estate (between Newport Road and the railway / A41) should not be considered for development as it is prone to flooding (eg. flooded in July 2006). Natural drainage brings flood water towards existing housing. Remedial work has brought an improvement but anxiety still exists. The respondent also pointed to the site's proximity to the Nature Reserve.

## Bishop's Castle Place Plan Area

### *Bishop's Castle*

#### **Question 1: Do you agree that site BISH013 should be allocated for a maximum of 40 houses?**

The majority of respondents, 77% (41 out of 53) agreed that BISH013 should be allocated for up to 40 houses. Many of those felt that the site was in a good location.

Bishop's Castle Town Council strongly supported the allocation of BISH013 for a maximum of 40 houses. They felt that; any development at this location will cause little visual impact on the town; the desire lines from the town are to the north east; there is easy access to the site via Dog Kennel lane and A448 or Schoolhouse Lane and Station Street and the site is close enough to the town centre for residents to walk into the town.

#### **Question 2: Do you agree that site BISH021 should NOT be allocated for 40 houses and 20 independent living units?**

The majority of respondents, 83% (43 out of 52) agreed that BISH021 should not be allocated for housing and independent living units. They cited concerns over access, traffic and flooding as the main reasons for not allowing development on the site.

Bishop's Castle Town Council supported the statement that site BISH021 should not be allocated for 40 houses and 20 independent living units. They felt that the proposal would cause major traffic problems because of the difficulties accessing the site via Kerry Lane and that the only other possible access from Welsh Street has documented traffic problems due to its narrowness. They added that this site is further from the town centre than BISH013 and therefore residents will be more likely to drive into the town centre exacerbating the traffic congestion already being experienced in the town centre.

### ***Bucknell***

#### **Question 1: Do you agree that the housing growth target for Bucknell should be 100?**

The majority of respondents indicating a preference, comprising 75% (6 out of 8 persons) disagreed with the proposed housing growth requirement of 100 dwellings, although this target was agreed with Bucknell Parish Council. Comments related to two principal issues: the scale of housing growth and the capacity of the infrastructure of the town to accommodate this development. One respondent questioned whether Bucknell required any further growth to 2026. Other respondents questioned whether Bucknell could accommodate the anticipated and significant increase in population from the housing growth and whether there are sufficient employment opportunities to deliver sustainable development despite the potential for new light industrial development in the Revised SAMDev Option. There was some support for housing development but at the lower level of 50 houses to be located at the Timber Yard (following the relocation of existing businesses) with some unquantified windfall development in the rest of village. The capacity of strategic water, electricity and drainage infrastructure to serve the proposed development of 100 dwellings was raised but would equally need to be addressed at the lower level of 50 dwellings plus windfall development. A key issue raised in relation to infrastructure was the capacity of the roads to serve local residents, the services in the town and through traffic to the principal neighbouring centres including Craven Arms and Knighton.

#### **Question 2: Do you agree that the combined Timber Yard/Station Yard should be allocated for a mix of up to 50 houses and some employment uses?**



The majority of respondents indicating a preference, comprising 58% (7 out of 12 persons) supported the allocation of the Timber Yard / Station Yard for housing development which was unanimously supported by Bucknell Parish Council and proposed by others as the only preferred development site in Bucknell to 2026. The Timber Yard area was promoted as having no impediment to development, could remediate a poor quality site and had sufficient capacity for further housing, if required to further facilitate the viability of the development and the delivery of infrastructure. It was also suggested the Timber Yard area would regenerate this underused part of Bucknell adjoining the railway station. Shropshire Wildlife Trust preferred the Timber Yard area as it was not affected by proximity to wildlife site and views from the AONB like the previous preferred site. Concerns were expressed about the viability, scale, design of the development at the Timber Yard area and a number of specific constraints were identified including the risk of flooding but the Environment Agency confirmed that recent modelling showed the site was not at risk subject to adequate safeguarding measures.

**Question 3: Should the remainder of the houses be delivered through windfall development or on an allocated site?**

The majority of respondents indicating a preference comprising 67% (6 out of 9 persons) agreed that any further development should be delivered on unidentified windfall sites as a more acceptable growth pattern for the village. The preference for windfall sites focused on redeveloping brownfield sites before releasing greenfield sites and the need for careful monitoring of the village infrastructure capacity. Other respondents questioned whether the scale of windfall development (48 dwellings) could be delivered in Bucknell if the Timber Yard area only delivered 50 dwellings. It was suggested, the scale of windfall development could be reduced to a deliverable level if a further housing site was allocated at BUCK009. BUCK009 was believed to have low landscape sensitivity and offered the potential to manage any impacts on the AONB through careful design and landscaping.

**Question 4: Do you agree that BUCK003 (land adjoining Redlake Meadow) should NOT be allocated for 40 houses?**

The majority of respondents indicating a preference, comprising 75% (6 out of 8 persons) agreed BUCK003 should not be allocated. Respondents suggested that the preferred form of development in Bucknell to 2026 should be to redevelop brownfield sites and to assess the impacts of this development on the character of Bucknell and its infrastructure before committing any greenfield sites for development. It was suggested that significant constraints to the development of BUCK003 were its location within the AONB, its situation close to a protected wildlife site and its effect in extending development into the countryside with the potential to indicate an eastward direction of growth for Bucknell, in the longer term. Subject to the scale of the proposed development, BUCK003 received some limited support based on the potential to deliver a highway access directly off the B4367, the level topography of the site, availability of services and the absence of any significant flood risk.

**Other Comments – Development Boundary**

It is proposed to retain the development boundary around the village of Bucknell which was considered to offer the most appropriate strategy for the village. Whilst removing the boundary was considered to provide a more flexible strategy by more readily accommodating development the retention of boundary gives greater certainty over the scale and pattern of development in the village.

## **Clun**

### **Question 1: Do you agree that the housing growth target should be 70 (the preferred options target was 100)?**

There is no consensus about the preferred housing growth requirement for the town of Clun. Preferences expressed showed a simple split of opinion between those who opposed the lower housing requirement (50%) and those in favour of the new requirement for 70 dwellings (50%). However, the respondents who objected to the new requirement for 70 dwellings also expressed some limited support for an even lower housing requirement. In the absence of a clear consensus, the views of Clun Town Council (as the local elected representative body) should be taken as properly representing the wishes of the community.

### **Question 2: Do you agree that the number of houses on site CLUN002 (land to the rear of the GP's surgery) should be increased from 40 to 60? Note: If the growth target is 70, then having 60 houses on this site means that the number to come forward through windfall is reduced to 8, taking into account those already built or committed.**

The majority of respondents indicating a preference, comprising 75% (6 out of 8 persons) disagreed that CLUN002 should deliver a minimum of 60 houses. The views expressed were that the desire for a higher number of houses on CLUN002 simply reflected the significant size of CLUN002 and the reliance on this single allocation. Alternative views indicated that the higher number of houses on CLUN002 could readily be accommodated through the use of a small corridor of land adjoining the proposed allocation and in the same landownership. It was suggested that this would achieve a safe and visible highway access and a sensible layout within the site. It was also identified that a second site at CLUN001 was available for development, this could help to deliver a suitable pattern of development in Clun and the site could be developed subject to appropriate design and landscaping.

### **Other Comments – Clarification of Strategic Approach**

Clun Town Council clarified the strategic approach to the delivery of the revised housing requirement for 70 dwellings in Clun. Contrary to the expression of the strategy in the SAMDev Revised Preferred Option, Clun Town Council wish to favour the delivery of housing on allocated site CLUN002 by requiring a minimum of 60 dwellings on this site and for the balance of development on windfall sites to deliver a maximum of 8 dwellings in the rest of the village.

## **Lydbury North**

### **Question 1: Do you agree that the housing growth target for Lydbury North should be 20 (the preferred options target was 25)?**

The majority of respondents indicating a preference comprising 63% (12 out of 19 persons) disagreed with the proposed housing growth requirement of 20 dwellings. The principal arguments presented by those seeking no growth at all, suggest that it is difficult to prove the need for 20 new houses when there is already a supply of properties for sale which offer a range and choice of housing sizes, character and price. The provision of 20 new houses is also expected to increase the physical size of the village by up to 10% which could harm the character of the village. It is therefore, suggested that 10 houses would be a more appropriate target for Lydbury North. Irrespective of the scale of development, it suggested that development should be sustainable allowing for new employment creation, and in turn, manage the degree of out commuting must be managed to ensure it does not affect the viability of the village shop by failing to increase demand for this essential local service. These issues lead to the conclusion that the proposed strategy for Lydbury North could be undeliverable and unsustainable and also neglects the needs of surrounding villages and hamlets.



These views are balanced against the recognition that the housing requirement is agreed by Lydbury North Parish Council following a local housing survey and informal local consultations. It is recognised that the housing survey made the case for further housing to provide a choice of accommodation for older people and also to secure the future of the school by providing housing at an affordable price for young, local families. It is advocated that the strategy deliver the proposed housing progressively through the plan period and target local housing need / demand.

**Question 2: Do you agree that site LYD001 should be reduced in size so that it accommodates fewer houses (the preferred options number was 12)?**

The majority of respondents indicating a preference comprising 68% (13 out of 19 persons) agreed that LYD001 was a suitable and developable site for new housing with the potential to gain access from Habershon Close as an extension to the existing housing. The general preference was for 4 to 6 smaller dwellings to ensure affordability with adequate provision for residents parking. There was a desire for the new development to respect the surrounding housing especially to avoid any adverse impacts on the isolated and relatively low lying dwellings to the east of LYD001.

**Question 3: Do you agree that site LYD002 should be allocated for housing?**

The majority of respondents indicating a preference comprising 65% (13 out of 20 persons) agreed that LYD002 was a suitable and developable site for new housing. It was recognised that LYD002 could be developed in conjunction with LYD001 as both sites are in close proximity to each other, they are both suitable for development and have ready access to service infrastructure in the immediate locality. There is, however, a preference for 6 dwellings on LYD002 with adequate parking for both new residents and some further provision to relieve parking issues in the locality around South View. The preference for small scale development on LYD002 reflects the desire to disperse new development across the village to respect the scale and character of Lydbury North.

**Question 4: Do you agree that sites LYD007, LYD008 and LYD009 should be allocated as a combined site for housing? (This combined site would only be feasible if the bungalow is included in it)**

The majority of respondents indicating a preference comprising 65% (13 out of 20 persons) disagreed with the proposal to develop sites LYD007, LYD008 and LYD009 as a combined housing site with the possibility of seeking a mixed use development with employment. Responses raised the following issues: it was felt there was no need / demand for employment development in Lydbury North due to the scale of employment opportunities in Bishops Castle as the nearest largest service centre. The location of these three sites would be adversely affected by the local highways as the lane serving the sites is narrow and forms part of a cross roads onto the B4385 and the locality of the sites offers only limited access to service infrastructure. It was also felt, the sites should not be combined because the potential redevelopment of the unsightly garage site would only be secured by developing open sites at LYD007 and LYD008 impacting on the countryside setting of Lydbury North. The redevelopment of the garage site was also seen as adversely affect an existing resident living in an existing property on the garage site. It was noted, however, that should the unsightly garage site be redeveloped, this would improve the visual character of the village and this might be possible because the garage site has direct access. It was further suggested that any new housing should be small scale, affordable and respect the scale and character of Lydbury North.

A number of specific points were made about this combined site: the consultation does not take into account whether the two landowners wish to co-operate and the fact that a covenant on LYD009 (the garage site) is held by the landowner of LYD007 and LYD008. It is possible that the financial aspirations for the redevelopment of LYD009 may make the

combined scheme unviable. It is also questioned whether the mix of uses, type of houses and the density of the development required to satisfy the financial and sustainability objectives for this combined proposal can satisfactorily respect the character of this area of the village and the intrinsic value of the adjoining countryside.

**Question 5: Do you agree that site LYD010 should be allocated for housing?**

The majority of respondents indicating a preference comprising 69% (11 out of 16 persons) disagreed that LYD010 is a suitable and developable site for new housing. Responses raised the following issues: it was questioned whether any new houses were needed in Lydbury North and whether it was necessary or appropriate to develop LYD010 given the poor road access, the presence of a natural water spring close to the site and the potential impacts on the amenity of existing residents. Other responses suggested that any development on LYD010 should be very small scale comprising one or two dwellings and should only be permitted with the support of those residents adjoining the site.

**Question 6: Do you agree that site LYD011 should be allocated for housing?**

The majority of respondents indicating a preference comprising 67% (12 out of 18 persons) disagreed that LYD011 is a suitable and developable site for new housing. Responses raised the following issues: it was questioned whether any new houses were needed in Lydbury North and whether it was necessary or appropriate to develop LYD011 given the limited availability of service infrastructure in the locality, the cross roads access onto the B4385, the narrow access road to the site and the potential impacts on the amenity of existing residents arising from an anticipated increase in local traffic and the elevated position of LYD011 overlooking the existing housing surrounding the site. Other responses suggested that any development on LYD011 should be very small scale comprising one or two dwellings possibly up to 4 dwellings and that such small scale development should only be permitted with the support of those residents adjoining the site.

**Question 7. Do you agree that site LYD005 should NOT be allocated for housing?**

The majority of respondents indicating a preference comprising 81% (13 out of 16 persons) agreed that LYD005 is not a suitable and developable site for new housing. Responses raised the following supporting issues: the site lies within the conservation area and is further constrained by a covenant restricting the use of the land. This site, like others in the village, would also raise concerns about the number and type of housing that might be developed.

***Brockton***

**Question 1: Do you agree that Brockton should become part of a Community Cluster with Lydbury North?**

*Lydbury North Parish Council is preparing a Neighbourhood Plan alongside the SAMDev Plan and are considering whether Brockton should be a Cluster as the second principal settlement in the Parish. Lydbury North Parish Council will seek the majority view of Brockton residents about the most appropriate designation for their village and their preferred designation will be shown in the SAMDev Plan. Brockton is currently designated as countryside.*

The majority of respondents comprising 50% (7 out of 14 persons) agreed with the potential designation of Brockton as a Community Cluster. The views expressed about this potential designation are that the residents of the village should decide whether becomes a Cluster and this potential designation should not adversely affect the residential amenity enjoyed by the existing residents.

**Question 2: Do you agree that Brockton should have a housing growth target of 5?**

The majority of respondents comprising 71% (10 out of 14 persons) would agree with the potential housing growth requirement for Brockton if the village were designated as a Community Cluster. The views expressed about this potential designation are again that the residents of the village decide the scale of development and this should not adversely affect the residential amenity enjoyed by the existing residents. Other views supported the scale of development in Brockton to reduce the demand for new housing to be provided in Lydbury North village as the local Community Hub. It was suggested that all applications in Brockton be considered on their merits which reflects the objectives of national planning policy.

### ***Clungunford and Clunbury***

**Question 1: Do you agree that the Clungunford and Clunbury cluster should be extended to include the settlements of Abcot, Hopton Heath, Beckjay, Shelderton, Twitchen and Three Ashes?**

There is no consensus about the preferred distribution of development in the Cluster of Clungunford and Clunbury. Preferences expressed in the consultation on the SAMDev Revised Preferred Option showed a simple split of opinion in relation to the suitability of the named settlements with a single preference for development to be focused in the principal settlements of Clungunford and Hopton Heath. It is considered that the views of the Parish Councils of Clungunford and Clunbury properly represents the wishes of the community as their elected representative.

**Question 2: Do you agree that the housing growth target for the Cluster should be 15?**

The majority of respondents comprising 75% (3 out of 4 persons) agreed with the housing requirement of 15 dwellings for the Cluster of Clungunford and Clunbury. One of these respondents suggested that the housing requirement could be higher still at 20 dwellings.

### ***Hope, Bentlanwt and Shelve***

**Question 1: Do you agree that the Hope and Shelve Ward of Worthen with Shelve Parish should be designated a Community Cluster with development in recognised named settlements?**

There were 5 responses to this question, of which 3 respondents agreed that the Hope and Shelve Parish Ward should be designated as a Community Cluster.

**Question 2: Do you agree that each development site should be no more than 2 houses?**

Of the 5 respondents, 4 agreed that each development site should accommodate no more than 2 houses.

### ***Snailbeach, Stiperstones and Pennerley***

**Question 1: Do you agree that the Heath Ward of Worthen with Shelve Parish should be designated a Community Cluster with development in recognised named settlements?**

Of the 4 respondents to this question, 2 agreed and 2 disagreed that the Heath Ward of the Parish should be designated as a Community Cluster.

**Question 2: Do you agree that each development site should be no more than 2 houses?**

There were 4 respondents to this question and 3 agreed that each development site should accommodate no more than 2 houses.

### ***Worthen and Brockton***

**Question 1: Do you agree that the Worthen Ward of Worthen with Shelve Parish should be designated as a Community Cluster with development in recognised named settlements?**

There were 9 responses to this question, of which 5 did not agree that the Worthen Ward should be designated as a Community Cluster. Two of these 5 responses were from landowners or site promoters who felt that the two settlements function together as a Community Hub rather than a Community Cluster.

**Question 2: Do you agree that the housing growth target should be 30?**

There were 9 responses to this question, of which 5 did not agree that the housing growth target should be 30. Of these 5, 2 were from landowners or site promoters who felt that the target should be higher because the Cluster either contains more settlements now or that the size of Worthen and Brockton merits more housing.

**Question 3: Do you agree this should be met through windfall and infill development?**

There were 8 responses to this question of which 6 agreed that the housing target should be met through windfall and infill development.

**Question 4: Do you agree that no more than 10 houses should be built in each 1/3 of the plan period?**

Of the 8 responses to this question, 5 agreed that no more than 10 houses should be built in each third of the plan period.

**Question 5: Do you agree that no more than 5 houses should be built on each site?**

There were 9 responses to this question of which 5 agreed that no more than 5 houses should be built on each site.

**Question 6: Do you agree that site WORTH002 should NOT be allocated for housing?**

All 6 respondents agreed that WORTH002 should not be allocated for housing.

## Bridgnorth Place Plan Area

### *Bridgnorth*

**Q1 Do you agree with the move of the employment allocation that was previously proposed south of the bypass to land north of Wenlock Road (ELR077)?**

Q1	Number	Percentage
<b>Total Respondents to Q1</b>	39	
<b>Yes</b>	19	48.7%
<b>No</b>	19	48.7%
<b>Blank</b>	1	2.6%

Tasley Parish Council reaffirmed their objection to development at Tasley, and do not consider the revised preferred option to be any better than the previous preferred option. They were particularly concerned about a substantial amount of new industrial development in proximity to existing residential properties. The Parish Council have grave concerns that there would be no new roundabout at the junction with the main Bridgnorth to Shrewsbury Road and that access to the new housing may have to be via Church Lane, which would not be safe.

Quite apart from whether this is the right site, many respondents queried the need for additional employment land at all with so much vacant employment land at Chartwell and Stanmore Industrial Estates. It was pointed out that the threatened closure of Bridgnorth Foils would increase the amount of vacant employment land in the town. Many were unconvinced that there was market demand for business premises, given Bridgnorth's poor connectivity relative to sites in Telford and the metropolitan area and the large amount of employment land available in Telford. There was some scepticism that development could be controlled to prevent retail uses, which in turn would negatively impact on the vitality and viability of the town centre.

It was clear that many respondents value the countryside beyond the bypass and wish to avoid both greenfield development and crossing the bypass. The untouched countryside was cited as important to the town's attraction to visitors and the tourist industry.

Half of respondents thought that this option was less appropriate than the original 2012 Preferred Option. Conflict with adjoining residential uses was a significant concern.

The developer considers this option to be undeliverable, due to the following constraints:

- The topography is unsuitable; major earth moving would be required to accommodate large frame buildings, the cost of which would render development unviable.
- Incompatible with the livestock market; industrial buildings would reduce the parking and vehicle manoeuvring space required for the functioning of the livestock market.
- Shared access between the livestock market, employment and residential uses is inappropriate.
- Insufficient land is available to deliver 6 hectares of additional employment land.

**Q2 Do you agree with the deletion of the mixed uses and accompanying infrastructure that was previously proposed on the land north of Wenlock Road (previously site reference BRID001/BRID020b/09; now replaced by employment site reference ELR077)?**

Q2	Number	Percentage
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<b>Total Respondents to Q2</b>	36	
<b>Yes</b>	16	44.4%
<b>No</b>	17	47.2%
<b>Blank</b>	3	8.3%

It was recognised that the proposed change was in response to comments made in 2012, and that Shropshire Council, “was listening”. Some felt that it made sense to maximise and develop the existing employment-related uses of the area (ELR077) with its existing infrastructure rather than having to create a new site across the bypass.

A number of respondents would like no development whatsoever on this site. Some queried the need for employment development, suggesting that Stanmore Industrial Estate or Stourbridge Road would be more suitable locations. Others queried mixed use development, particularly its perceived threat to the vitality and viability of the town centre.

Concern was expressed about the traffic impact, and the need for a roundabout on the A458 was mentioned.

Other point-of-views expressed were that a supermarket and petrol filling station is needed to serve the local community. Community uses and some housing were also welcomed by some for this site. A number felt that the 2012 ‘mixed use’ proposals were preferable and should not be deleted.

**Q3. Do you agree with the proposed reduction in the number of homes proposed on Land north of Church Lane (BRID020a) from 300 to 250?**

<b>Q3</b>	<b>Number</b>	<b>Percentage</b>
<b>Total Respondents to Q3</b>	36	
<b>Yes</b>	16	44.4%
<b>No</b>	16	44.4%
<b>Blank</b>	4	11.1%

There was some support for 250 houses, or even 500, but many respondents would prefer to see even fewer, or no new houses at all, in Tasley. Alternatives suggested included re-allocating the un-used land at the Chartwell Industrial Estate off Stourbridge Road for residential development; utilising small brownfield sites across the town for residential re-development; directing development to villages, in order to make them more sustainable; and allocating land in the Green Belt at The Hobbins (near Stanmore Industrial Estate). A number felt that there is no demand for housing from local residents, and that development encourages people from elsewhere to move to Bridgnorth. Some new housing in recent years has been slow to sell, and there has been a perception that affordable housing has gone to non-local people. Some queried whether new houses would be affordable by local people.

There was concern about traffic, with requests that no additional traffic be added to Church Lane (although the lane should remain open for pedestrians to access the countryside and community wood). There was also concern that developing this site will lead to never-ending development to the north-west of Bridgnorth, over-topping the capacity of infrastructure and services.

One objector asked that the silent majority are not ignored, and that many of the objectors, “presumably do not wish to spoil their view from their nearby dwellings without realising that the building of their current dwelling once spoilt someone else's view. It is (therefore) obvious

that the hundreds and hundreds of non-voters are not strongly against this development of land.”

Affordable housing was sought by a number of respondents, along with services and amenities to serve the population. Opinions varied over whether there was a need for retirement housing in this location. One comment suggested that plenty of open space and possibly a lower density would be welcome.

The Shropshire Wildlife Trust did not object to the proposals but highlighted the significance of the land beyond the proposed site BRID020a where an ecological corridor exists from Brick Kiln Plantation through The Hook Farm and to the Canern Brook.

Bridgnorth Town Council were concerned that there were too many unanswered questions about the ability of the town’s infrastructure to cope with a large influx of houses, and that as housing could come from windfall development they could not accept Shropshire Council’s proposals for the development at Tasley.

### ***Other Comments***

#### ***Claverley***

It was suggested that Claverley should be designated as a Community Hub due to its role as an important centre in the locality, providing services and facilities.

#### ***Ditton Priors***

One comment was received in support of the allocation of DITT005, citing the limited scope for infill development within the development boundary. It was suggested that the boundary of preferred site DIT005 should be extended to the south to make the site more viable to developers, allow a good mix of affordable housing and accommodate 20 houses.

#### ***Oldbury & Cross Lane Head***

It was suggested that the settlements of Oldbury and Cross Lane Head should be included as a Community Cluster as settlements in sustainable locations which can accommodate a modest level of development over the plan period.

#### ***Sherrifhales***

One comment was received to the effect that the Parish Council has overlooked needs of the local community in saying ‘no’ to any open market housing.

#### ***Bridgnorth’s Future***

Some respondents clearly value the town’s historic character, and do not wish to see this change. It was claimed that the proposals were developer-led rather than demand-led.

Others pointed to the need to bring employment to the town, alongside affordable housing and services. There was support for the original target of 1,200 homes, and support for additional mixed uses and residential development in the town centre.

#### ***Green Belt***

One respondent referred to the Green Belt as an area in which development should be restricted.

#### ***Primary Shopping Area***

There was support for the proposed primary shopping area, with the additional comment that business rates should be reviewed to promote balance and variety. Comments were



received that a supermarket at Tasley should NOT be built due to its adverse impact on the High Street, which in turn would greatly reduce visitor numbers and hence income for local businesses.

***Villages***

One respondent suggested that the housing requirement should be allocated to the larger villages around Bridgnorth (such as Monkhopton, for example) to encourage their sustainable development and support of local services. Ditton Priors was cited as a good example of how villages should work.

Astley Abbots Parish Council requested that development does not encroach on the very rural parts of the parish.

***Wildlife***

It was claimed that the fields in question at Tasley provide habitat for declining birds such as lapwing, curlew and yellowhammer. A thorough ecological survey and adherence to the Shropshire Biodiversity Action Plan and other wildlife conservation legislation is sought.

## Broseley Place Plan Area

### *Broseley*

#### **Q1. Do you agree with the proposed deletion of the employment allocation between Coalport Road and Rough Lane (ELR016)?**

All 4 responses were unanimously in favour. It was welcomed as addressing concerns over traffic volumes past the school and restricted access.

#### **Q2. Do you agree with the proposed addition of the employment allocation at land south of Avenue Road (ELR017)?**

All 3 responses received on this question were unanimously in favour.

#### **Q3. Do you agree with the proposed change of development boundary along the north-west edge of Broseley?**

3 respondents were in favour, 1 was against stating, "The alteration removes a significant proportion of the urban area from what is considered the built up area of Broseley, removing undeveloped sites that could make a positive contribution towards the future of Broseley and the surrounding area. No robust evidence to support this removal of land. Therefore existing development boundary should be retained."

#### **Q4. Do you agree with the proposed change of development boundary around Jackfield?**

4 respondents were in favour. 1 was against on the grounds that this area should not be opened up whilst the north-west boundary is being pulled back. English Heritage neither supported nor objected to the proposed change, providing that all development proposals in this extended area have full regard to the Ironbridge Gorge World Heritage Site Management Plan and other supporting guidance such as the Public Realm Guidance.

#### **Q5. Do you support the addition of the Primary Shopping Area in Broseley as shown on the map?**

All 4 respondents were in favour of the proposed area.

#### **Q6. Other comments?**

Town Council are satisfied with the content and have no further comments to make.

Concern was expressed that a reduction in the amount of employment land required, downwards from the previous figure of 2 hectares of land, would undermine the future success of Broseley.

Proposed an alternative site on land to the west of Bridge Road (site ref BROS007sd) for the following reasons:

- i) the lack of an allocation of housing land will have considerable impact on future of Broseley and will severely restrict the opportunities for young people to remain in the town. The proposed approach of relying on a windfall allowance of 35 homes is not robust. Not allocating sites removes the degree of control that the LA would have benefitted from in respect of assessing suitable, available and deliverable sites.
- ii) this site is well located in the context of the town and would not have a detrimental impact on neighbouring sites, contributing to the existing residential nature of the area.

Proposed an alternative site at Coalport Road (BROS016) for up to 30 dwellings for the following reasons:

- i) the majority of respondents stated during the last consultation that the target is insufficient to cater for Broseley's housing needs, yet no further allocation has been made;
- ii) there is uncertainty that the scheme on Dark Lane is deliverable, as the previous developer has dropped out;
- iii) unlikely that a windfall allowance of 35 houses will be met and small scale sites would not deliver the range of community benefits that an allocated site can;
- iv) this site can offer community benefits - 5 affordable homes and new open space to serve eastern side of Broseley.

Request the extension of the development boundary to include 44, 46 and The Old Rectory Bungalow, Ironbridge Road. These sites are contiguous with the settlement and are brownfield sites capable of accommodating re-development without detrimental impact to the locality.

## Church Stretton Place Plan Area

### *Church Stretton*

#### **Question 1: Do you agree that the housing growth target should be 370?**

The majority of respondents to this question, 74% (125 out of 168), did not support the target of 370 houses for Church Stretton. The main response was that there are many empty or unsold properties in the town and that this proves that there is no need for any more. Other concerns were; that the town's existing infrastructure would not be able to support this level of growth; that development would have an adverse effect on the Shropshire Hills Area of Outstanding Natural Beauty (AONB), on the environment or on views; and that this target was higher than that either proposed at the Preferred Options stage or the one supported by the Town Council. The main issue raised by the Shropshire Wildlife Trust was a negative impact on the environment whilst the Strettons Civic Society felt that 300 houses would be acceptable. Church Stretton Town Council disputed the target, feeling that it was unnecessary, arbitrary and bore no relation to any known statistic on local housing need. They stated that they did not believe that the Planning Authority had provided adequate justification for the increase in housing numbers, but if 370+ houses had to be accommodated, then this could be achieved through more appropriate sites.

#### **Question 2: Do you agree that site CSTR027/9 (which will be accessed from the A49) should be allocated for up to 85 houses?**

The majority of respondents, 96% (521 out of 540) did not wish to see CSTR027/9 (the New House Farm site) allocated for up to 85 houses. The most frequently raised issue was a negative impact on the environment – more specifically, visual amenity, landscape character and/or the AONB. The other main issues were; the safety of the revised junction on the A49; the distance of the site from the town and thus a feeling that this location was unsustainable; this site was against community wishes and the preferences of the Town Council and that this was only the first stage of what would become a much larger development in the future.

The CPRE, the National Trust, the Shropshire Hills AONB Partnership, the Shropshire Wildlife Trust and the Strettons Civic Society did not support the allocation. The main issue was the negative impact on landscape character and visual amenity. Other concerns were; the overall sustainability of development at this distance from the town centre; that housing here would set a precedent and lead to more development in the future; development was against policy (national and local); the visitor centre was not needed as there is one in the town centre; the benefits of the tourism development were not proven or wanted and the proposals would have a negative effect on tourism.

The Town Council did not support the allocation of the site for housing. They disputed that the site has a low landscape sensitivity, feeling that the promoters own documents show this to be incorrect and thus that there is a clear conflict with the NPPF, the Core Strategy and the Church Stretton Town Design Statement. They stated that the visual amenity of the AONB would be severely affected with a consequent economic and visual impact on the town and its setting. Their other concerns were; that the amended junction with the A49 could result in overtaking manoeuvres which would conflict with right turns into and out of the minor road; the quickest route to the schools from the site could lead to children crossing the A49 and the railway tracks: drainage problems would arise from the underlying geology of boulder clay and the distance of the site from the town centre would increase car traffic and/or lead to new shops and facilities being needed on the site.

They objected to the proposal on the grounds that; it is in breach of national and county level policy relating to the protection of AONBs; it is contrary to all community objectives set out by the Town Council underpinning the selection of sites for future development; it fails any test

of sustainability; it lacks the requisite support of the Highways Agency in respect of access; it represents inappropriate urban sprawl that would scar the iconic Stretton Valley and there is near total opposition from the local community and beyond. They also objected to any visitor centre on the site, feeling that this would draw trade away from town and diminish the role of the existing visitor centre.

**Question 3: Do you agree that site ELR070, which will be accessed from the A49, should be allocated for employment?**

The majority of respondents, 93% (286 out of 306) did not wish to see ELR070 (New House Farm West) allocated for an employment use. As with CSTR027/9 the main concern was the impact on visual amenity and/or the Shropshire Hills AONB. Other frequently raised issues were; the presence of empty employment units in the town; the safety of the access from the A49; no justification of the need for more employment land and the distance of the site from the town centre.

The negative impact on visual amenity and/or the AONB was the main issue raised by CPRE, the National Trust, the Shropshire Hills AONB Partnership, the Shropshire Wildlife Trust and the Strettons Civic Society along with the distance of the site from the town centre. None of these organisations supported the allocation.

Church Stretton Town Council did not support the allocation of ELR070 for the same reasons as they did not support the allocation of CSTR027/9. These include; the hazard at the A49 access; the negative visual impact; the distance from the town centre; and the urbanising effect of a mixed development a mile from the town centre. They felt that the allocation of ELR070 would adversely change the character of the AONB; introduce light pollution in an area noted for its dark skies; increase the volume of traffic on the busy A49; create an accident black spot on the A49; and be a catalyst for further development - either to service this site or for further phases of expansion.

**Question 4: Do you agree that site CSTR018 should be allocated for up to 25 houses only?**

The majority of respondents, 68% (132 out of 193) did not support the allocation of CSTR018 (the school playing fields) for 25 houses. The most frequently raised concern was that development here would close the gap between All Stretton and Church Stretton. This was closely followed by the feeling that development on this site would be detrimental to visual amenity. Many respondents objected to the allocation of this site on the basis that they wanted to see more playing fields rather than less.

Sports England stated that the development of the site would only be appropriate if it conforms to the requirement of the NPPF to provide equivalent or better facilities in relation to quantity, quality and accessibility. The Strettons Civic Society did not support the allocation on the basis of; the impact on visual amenity; the diminishing of the gap between All Stretton and Church Stretton; a detrimental impact on the setting of the town in the AONB and the loss of facilities for the newly formed rugby club.

Church Stretton Town Council would prefer that there were no development on this site but is suspending judgement pending further information on the comparative advantages and disadvantages of developing housing, employment and sports facilities only on the linked site CSTR014, or on both CTR014 and this site.

**Question 5: Do you agree that site CSTR019 should be a reserve site for up to 25 houses?**

A slight majority of respondents, 51% (85 out of 167) agreed that CSTR019 should be a reserve housing site. Of these, most felt that the site would integrate well with the existing

housing and that development here would have less visual impact on the setting of the town or on the AONB than alternative sites. A much smaller number of respondents felt that the site could accommodate more houses and that it should be allocated in its own right. Of those who disagreed, the main issues were visual impact, the danger of an access onto Sandford Avenue and the feeling that there is no need for more housing.

The Strettons Civic Society supported the development of this site, feeling that was better than the school playing field because of its lower impact on the AONB landscape. They suggested that it could absorb 40 houses, assuming the affordable homes element included some 1 bedroom properties.

Church Stretton Town Council supported development on CSTR019, feeling that it should be brought forward as a key site for up to 40 houses. Their support was based on the fact that the site is contiguous with the existing development boundary and would thus provide a positive settlement edge and with sensitive planning should have little effect on the AONB.

**Question 6: Do you agree that site CSTR014 should NOT be allocated for a maximum of 90 houses?**

A small majority, 55% (80 out of 145) respondents to this question disagreed with the question. In other words, they wanted CSTR014 to be allocated for housing. Of these respondents, many felt that the site could accommodate between 40 and 55 houses and that it could be a reserve site in case CSTR018 did not come forward. The main reasons given were that CSTR014 was less visually intrusive and closer to the town centre (than other revised preferred sites). Visual impact was the most frequently expressed concern of those respondents who agreed that the site should not be allocated.

The Strettons Civic Society supported the allocation of CSTR014 for housing, considering that it would be less intrusive as an extension into the AONB. They suggested that the site could accommodate up to 40 houses without seriously impairing the AONB.

Church Stretton Town Council was strongly supportive of a mixed housing/employment and playing field development on CSTR014 if it can be agreed between all of the relevant parties, be accommodated within the available space and be sufficient to enable some cross-subsidy of the playing field enhancements.

**Question 7: Do you agree that site CSTR014 should NOT be allocated for employment use?**

The majority of respondents, 67% (68 out of 101) agreed that CSTR014 should not be allocated for employment use. The most often expressed views were that there empty employment units in the town centre and that an employment use here would create inappropriate levels of traffic for the current roads.

The Strettons Civic Society accepts development on this site and notes that it could accommodate up to 110 houses and or employment land.

Church Stretton Town Council was strongly supportive of a mixed housing/employment and playing field development on CSTR014 if it can be agreed between all of the relevant parties, be accommodated within the available space and be sufficient to enable some cross-subsidy of the playing field enhancements.

**Question 8: Do you agree that site CSTR020 should NOT be allocated for a maximum of 85 houses?**

The majority of respondents, 75% (80 out of 108) agreed that CSTR020 (Snatchfields) should not be allocated for housing. The most frequently expressed views were that:

development here would have an unacceptable visual impact; there is poor vehicular access; there are drainage problems and the site offers a good route for walkers.

Both the Strettons Civic Society and Church Stretton Town Council supported the removal of this site as a proposed housing allocation.

**Question 9: Do you agree that the development boundary should be amended to include site CSTR028?**

The majority of respondents, 68% (93 out of 137) agreed that the development boundary should be amended to include CSTR028. Most felt that this was sensible extension of the town.

Both the Strettons Civic Society and Church Stretton Town Council supported the development boundary amendment.

**Question 10: Please tell us if there any other comments that you wish to make**

There were 108 responses to this question. The most frequently expressed issues were: that given its location in an AONB the town should not be ruined by development; objections to the process – most often that community wishes were being over-ruled; the surrounding villages should take some development; there are other suitable sites in the town centre and a reiteration of opposition to the allocation of CSTR027/9.

The Strettons Civic Society and Church Stretton Town Council wanted the Burway (CSTR006) and the Wetlands (CSTR012) allocated for housing and CSTR013 for employment.

Church Stretton Town Council also felt that the SAMDev Revised Preferred Options process had some deficiencies, namely that: Shropshire Council had refused a public meeting on the proposals; defective information had been put before Cabinet; the outcome of the consultation on the five proposed Conservation Areas was not made public prior to the Revised Preferred Options consultation: there is a lack of transparency as responses from the public to the previous round of consultation were not available on the Council's website; a technical appraisal of ELR070 was not available; a Community Benefit Assessment was not provided for the mixed use site and the Revised Preferred Options consultation took place before the results of the 2013 update to the Housing Market Needs Assessment were known.



## Cleobury Mortimer Place Plan Area

### *Cleobury Mortimer*

- 1. Do you agree with the reduction in proposed number of houses from around 28 to around 14 at land on Tenbury Road, Cleobury Mortimer (CMO002)?**

The majority of respondents (68% 34/50) supported the reduction in number of dwellings proposed on Land at Tenbury Road (CMO002). Some respondents raised issues about the ability of the infrastructure of the town to cope with any level of new development identifying poor road infrastructure, traffic and parking issues on High Street, and a lack of employment opportunities. Others stated that there have been a number of recent housing developments in Cleobury Mortimer which reduces the need for further housing. Others expressed concern about recent new development changing the character of Cleobury. A number of respondents supported new housing in Cleobury. The Environment Agency raised concerns about surface water drainage due to the capacity of Pudding Brook.

### ***KINLET, BUTTON OAK and BUTTON BRIDGE***

- 2. Do you agree that Kinlet, Button Oak and Button Bridge should be a Community Cluster?**

The majority of respondents (78% 28/36) disagreed with the identification of Kinlet, Button Oak and Button Bridge as part of a Community Cluster. Concerns were raised over the lack of infrastructure and facilities, including public transport, to support new development. The need for any new housing to be in keeping with that already existing in settlements and for new development to not to take away from the character of the villages was identified as a key issue.

- 3. Do you think a growth target of up to 30 dwellings by 2026 (with 20 in Kinlet and 5 each in Button Bridge and Button Oak) is appropriate?**

The majority of respondents (82% 32/39) did not agree with the number of dwellings proposed for the settlements in the Community Cluster. The lack of facilities, public transport, shops and employment in the area was raised a concern with the need to commute by car an issue. The need for any new housing to be in keeping with character of the settlements was identified as an issue. Some concern was raised that the number of new dwellings for Kinlet was too high although it was recognised that as it was the largest village in the area it was the best location for most of the new development.

- 4. Do you agree that Land at Little Stocks Close, Kinlet (KLT001) should be allocated for around 20 dwellings with a mix of affordable and open market houses?**

The majority of respondents (33/38 87%) did not agree with the identification of the site. Many comments against the site related to the number of houses proposed rather than the site itself. Some respondents agreed that if new housing takes place in Kinlet that this was the most suitable site whilst raising concerns about the scale of development proposed. The loss of the open space on the edge of the village was also raised as a concern. Others raised issues relating to the lack of sufficient infrastructure to support new development in the

village and considered that there would be potential be issues from having more affordable housing in the village.

**5. Do you agree that a development boundary should be identified for Kinlet?**

The majority of respondents (92% 34/37) supported the identification of the development boundary for Kinlet. Respondents felt that it was important to delineate the edge of the settlement to stop potential development going into the countryside.

**6. Do you agree that no Community Cluster should be identified within the Parish of Neen Savage?**

The majority of respondents (190/191 99%) agreed with these settlements not being named as part of a Community Cluster and supported the identification of the Parish under the countryside policies. Neen Savage Parish Council reiterated that the area should remain as countryside.

**7. Do you agree with the allocation of around 0.5 ha (around 0.3 ha remaining including the current planning permission) of employment land at the existing Old Station Business Park, Neen Savage (ELR071)?**

The majority of respondents (82/106 77%) disagreed with the proposed employment at the existing old station business park. A number of commented that there was no need for more land to be used for employment in this location as an unrelated application for conversion from agriculture to business use permitted at another site in Neen Savage earlier in 2013. Others commented that there was no need for more land to be identified as the existing area was not full and that any new employment development in the area should be located in Cleobury Mortimer as the identified key centre. Some responses regarded this as being the right area to expand into should expansion take place of the Old Station Business Park.

**8. Please tell us if there any other comments that you wish to make? (Please only comment on the Revised SAMDev Plan. Comments on any current planning applications should be made on the planning webpage.)**

Hopton Wafers PC and Stottesdon and Sidbury PC supported the information in the document. Wheathill PC sought the inclusion of Wheathill in the existing proposed Community Cluster. A number of respondents commented on the importance of localism on the approach to new development in the rural area and paying particular regard to the views of Parish Councils.

## Craven Arms Place Plan Area

### *Craven Arms*

**Question 1: Do you agree to the allocation of Newington Farmstead (CRAV030) as a small scale housing allocation to deliver around 5 key workers houses and to secure the conservation and enhancement of the historic buildings of Newington Farm?**

The majority of respondents indicating a preference comprising 73% (27 out of 37 persons) agreed with the proposed allocation of Newington Farmstead as a brownfield site to provide key worker accommodation to support the employment provided by Euro Quality Lambs and the business of the new abattoir. It was suggested this development required a good standard of restoration of the historic farm buildings and a suitable layout and design to respect its setting. Areas of concern related to the proximity of the flood plain, provision of a suitable access from the A49 and provision of either open space for residents of the development or access to the adjoining parkland. It was also suggested that public access be provided to the parkland with concerns expressed about longer term encroachment of development into the countryside.

**Question 2: Do you agree with the amended boundary for Land off Watling Street (CRAV002), which will now accommodate 25 dwellings?**

**Question 3: Do you agree with the removal of the allocation of 25 dwellings proposed at the Roman Downs site? (It is noted that securing the completion of the care home is still a priority).**

The majority of respondents indicating a preference comprising 77% (34 out of 44 persons) agreed with the proposal to seek the completion of the Care Home on the partially developed site at CRAV010. The views suggest the completion of the Care Home should be the priority before any other development in the town to remove this eyesore which affects local residents and damages the character of the town. The respondents suggest it is essential to secure the completion of Care Home to provide services offered to local residents and to complete the Roman Downs development. Alternative views suggest this is a key brownfield site within the built form of the town. It is considered the site should be developed for 25 affordable homes offering an appropriate mix of house types.

**Question 4: Do you agree with the defined boundary for the Newington Farm employment site (ELR053)?**

The majority of respondents indicating a preference comprising 66% (25 out of 38 persons) agreed with the extent of the allocation of land at Newington Farm for the development of a new abattoir. The views suggest this development will be good for employment in the town but seek the following: the creation of quality jobs offering opportunities for young people, preservation of the parkland with its significant landscape and mature woodland and field trees, protection of the fragile river environment, assessment of ordinary watercourses traversing the site to the north and south, preservation of the setting of The Lodge listed building and resolution of traffic issues on the A49. Objections to the proposal sought a much smaller developable area possibly located further north away from The Lodge, protection of the countryside, control over the scale of industrial development along the A49 and consolidated employment land provision extending eastwards from the A49, away from the centre of the town.

**Question 5: Do you support the proposed highway junction on land to the west of the A49?**

The majority of respondents indicating a preference comprising 73% (25 out of 34 persons) agreed with the proposed highway junction on the A49 north of Craven Arms. The views

suggest this highway development will make a positive contribution to the town but seek the following: evidence of highway need, provision of a roundabout / traffic island of a suitable design to avoid congestion on A49, detailed assessment of the optimal location for the junction but preferably north of The Lodge listed building but with minimal loss of roadside woodland, support for provision of local employment possibly exclusively for Newington Farm. Further concerns relate to the impacts of a further traffic island on through traffic in the town, the impact of the Long Lane level crossing on traffic flows south of the proposed new junction and the need for an upgrade of Watling Street to cope with potential displacement of traffic from the A49.

**Question 6: Do you agree with the allocation of a further 2.5ha of employment land on land to the west of the A49 (ELR055)?**

**Question 7: Do you agree with the reduction of the Reserved Employment Site from 3.5 to 2.5ha?**

**Question 8: Do you agree to the increase in the overall employment land provision to 17ha to reflect the changes in the provision of land for employment development for Craven Arms?**

**Question 9: Do you agree with the defined boundary for the Key Area of Change along Corvedale Road to create an eastern gateway for the town as a focus for regeneration initiatives?**

**Question 10: Please tell us what types of uses or development you'd wish to see within this Key Area of Change?**

### ***Diddlebury Parish (excluding Diddlebury)***

**Question 11: Do you agree there should be a Community Cluster in Diddlebury Parish?**

The majority of respondents comprising 80% (8 out of 10 persons) agreed with the proposed designation of a Community Cluster in the Parish of Diddlebury. The views expressed about the Community Cluster show a desire to satisfy the needs of the local community for affordable housing to achieve and support a sustainable community in this less accessible rural location.

**Question 12: Do you agree that this Cluster should include the settlements of Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, Sutton (Great and Little), Westhope?**

The majority of respondents comprising 58% (7 out of 12 persons) agreed the named settlements should be included in the Community Cluster. The views expressed about the named settlements showed a desire for development to be focused into Aston Munslow, Munslow and Shipton which provide a range of services and are easily accessible on the B4368, the principal road route through the Corvedale. Other views suggested that settlements located off the B4368 (especially Broncroft) should not accommodate any further development (other than single large houses) as they are only accessible via narrow country lanes, have inadequate water supplies and development could be detrimental to the landscape character of the AONB.

**Question 13: Do you agree that the settlement of Diddlebury itself should be designated as countryside?**

The majority of respondents comprising 71% (10 out of 14 persons) agreed with the proposed designation of Diddlebury village as countryside with the view being expressed that its natural designation should not be questioned. Other views questioned whether the Community Cluster would benefit from the inclusion of Diddlebury village as it is easily accessible, provides a range of services and facilities including a church, school and village hall and would be the most appropriate location for small scale housing development.

**Question 14: Do you agree that each of the settlements in the Cluster should accommodate around 5 houses (but not to exceed 10 houses) in consultation with the local communities and Parish Council?**

The majority of respondents comprising 83% (10 out of 12 persons) agreed with the proposed scale and approximate distribution of development for the Community Cluster to deliver a flexible strategy capable of supporting the needs of the communities involved. Other views expressed focused on the need for housing that will be affordable to local people especially through the delivery of affordable social housing developments.

**Other Comments – Countryside**

Departing from the issues relating to the Community Cluster for Diddlebury Parish. The view was expressed that the village of Wistantow (within the Craven Arms Place Plan area) should be designated as a Community Hub. Wistanstow is proposed to be designated as countryside in the SAMDev Plan but is considered to be a sustainable location for growth as a larger settlement located along the A49 Trunk Road with a range of services and facilities which already support the surrounding smaller settlements.

## Ellesmere Place Plan Area

### *Ellesmere*

**Q1: Do you agree that the development boundary should be amended to exclude an area of land adjacent to the Mere to the north east of Church Street/Talbot Street?**

The majority (85% of 87 respondents) support the proposal to amend the development boundary to exclude an area of land adjacent to the Mere at Church Street/Talbot Street. Of the comments received supporting the proposal, most people are concerned that development of the land in question would have a detrimental impact on the Mere which would also have a knock on effect on tourism for the town. A very small number of respondents feel that development could improve this untidy site.

**Q2: Do you agree that site ELL016 should not be carried forward as a potential site for housing?**

The majority (89% of 88 respondents) agree that this site should not be allocated for development due to its location adjacent to the Mere and the negative impact this could cause, as well as a negative on tourism. A small number of respondents feel that the land should be used to extend the cemetery.

**Q3: Which of the following housing allocation options do you support for Ellesmere?**

The majority of respondents (87% of 97) support Option 2, whilst 7% prefer Option 1 and 6% prefer neither, or did not express a preference. The comments received supporting Option 2 are mostly concerned with this location being preferable for the town due to traffic problems elsewhere, offering employment opportunities for town whilst boosting the local economy, providing much needed tourism facilities and meeting the housing needs of the town. A significant number of people are concerned that the town's infrastructure needs improvement, particularly schools and health facilities. A small number (3) including Shropshire Wildlife Trust are concerned that Option 2 will have a negative impact on the natural environment. English Heritage has concerns about development at the north east end of the site, due to the proximity of the conservation area and Ellesmere Yard group of listed buildings. The Canal and River Trust have also raised a concern over the impact on Ellesmere Yard as well as the canal corridor character and quality, stating that the marina may not be able to achieve a licence to connect to the waterway.

### *Cockshutt*

**Q4: Do you agree that sites CO002a and CO002b should each be allocated for up to 5 houses?**

The majority (80% of 46 respondents) agree with the proposal to allocate the 2 proposed sites. Only a small number of comments were received regarding this. One person is concerned that the village does not have sufficient facilities and services to support more growth whilst another person thinks that this site to the west of Shrewsbury Road is in the most suitable area for development. One objection raised issues concerning access and highway, stating that development on the east of Shrewsbury Road would be preferable as most village facilities are located to the east.

**Q5: Do you agree that sites CO005 and CO023 should be allocated for a combined total of 5 houses?**



The majority (79% of 47 respondents) agree with proposal. The comments received were similar to those regarding the previous question, as the proposed allocations are located within close proximity to each other. One comment received expressed concern in relation to site CO023 as it does not have a clearly defined south western boundary, which could lead to future development proposals that may be difficult to resist.

### ***Dudleston Heath/Elson***

**Q6: Do you agree that sites DUDH001, DUDH002 and ELS001 should NOT be carried forward as potential sites for housing?**

The majority (79% of 43 respondents) agree that sites DUDH001, DUDH002 and ELS001 should not be carried forward for allocation as housing sites. Two people commented that ELS001 is located in an area where highway access is potentially unsafe and one person has commented that these sites are valuable agricultural land and should be preserved.

**Q7: Do you agree that site DUDH006 should be allocated for a maximum of 29 houses including the outstanding consent for 9 houses?**

The majority (74% of 46 respondents) agree with the proposal to allocate this site. Of the comments received, it is noted that as the site is partly brownfield, this is preferable and also that the location on the south side of the B5069 will provide a better balance to the village. There is some concern that the size of the proposed development is too high and that the numbers should be reduced. The Parish Council support the proposed allocation and Welsh Water has commented that the proposal would not have an adverse impact on their sewerage assets.

### ***Welsh Frankton***

**Q8: Do you agree that WFTN001 should be allocated for up to 7 dwellings and accessed from Lower Frankton Road?**

The majority (61% of 44 respondents) agree with the proposed allocation of 7 dwellings. One comment received states that there is potential to accommodate more houses on the site. Of those respondents who disagreed with the proposal (16 of 44 respondents, 36%), concerns were made about access to and from the site. There were concerns that the development would create a divide through the village and provide potential problem with access to facilities. It is felt that any development should be built to the north of the A495 to prevent this. Other concerns were around loss of view and the visual impact the proposed development would have on the surrounding countryside.

**Q9: Do you agree that WFTN002 should be allocated for up to 5 dwellings and served by a single access?**

The majority (61% of 46 respondents) agree with the proposal, citing good access to the site as the main reason. It is also felt that there is the potential within the site to create green fields and provide communal open space. Of those respondents who disagreed with the proposal (16 of 46 respondents, 35%), it was felt that access to the site would be unsafe, due to the junction being located at the brow of a hill. The location of the single access road would be on a busy stretch of the A495, causing a potential danger to both motorists and pedestrians. There are concerns that more houses have been proposed to the north of the A945, creating a ribbon style development, which would allow for very little community enhancement. The proposal is situated adjacent to a Grade 2 listed church and as a result, the design of the proposed development would have to be sensitive and of high quality.



## Highley Place Plan Area

As there were no changes proposed to the Highley Place Plan area, no consultation questions were asked for any settlement in the Highley Place Plan area at this stage.

One response supporting the identification of land at Redstone Drive (ref: HIGH016) for allocation in the SAMDev stating that Highley is a sustainable settlement capable of a higher number of dwellings than is currently proposed.

## Ludlow Place Plan Area

### *Ludlow*

**1. Do you agree with the proposed change in overall housing requirement for Ludlow between 2006 and 2026 from 750 to 875 dwellings (meaning approximately 344 new dwellings between now and 2026)?**

The majority of respondents (64% 7/11) disagreed with the proposed increase in housing requirement for Ludlow up to 2026. Ludlow Town council were concerned with the ability of the town's infrastructure to cope with the number proposed and preferred a target of between 750 and 800. Concern was raised that with a number of existing permissions yet to be implemented in the town there is no need for the level of development proposed and that these housing numbers will lead to a significant change to the town's environmental setting leading to development outside the bypass on agricultural land that would lead to problems on the A49. Ensuring that housing development did not lead to an imbalance with employment provision was also expressed as a concern.

Others argued that the number of houses proposed was still not sufficient to meet the needs of Ludlow over the Plan Period and the needs identified in the SHMAA, and was not in accordance with the strategic approach of Core Strategy Policy CS1. The housing requirement was also considered to not meet the objective assessed needs requirements in the NPPF and placed too much emphasis on the views of the Town Council. Concern was also expressed that the housing numbers would not ensure the deliverability of sites on the ground.

**2. Do you agree with the allocation of around 47 dwellings at the current Community Hospital site LUD038?**

The majority of respondents (57% 4/7) agreed with the potential allocation of the current hospital site for residential use. The redevelopment of brownfield land was supported. Uncertainty over delivery of the site due to the announcement, during the consultation, that the NHS Trust were no longer looking to move services to a new Hospital at the Eco Park was raised as a concern. Ludlow Town Council stated that no consideration should be given to re-use of the site until the future of hospital is secured. English Heritage commented that any redevelopment would have to be sensitive to the listed buildings on site.

**3. Do you agree with the amended site boundary for Land South of Rocks?**

The majority of respondents (70% 7/10) agreed with the proposed amended boundary of the site. Some concern was expressed that this was ribbon development leading to an impact on the town's setting and the loss of agricultural land. There was also concern over the impacts on the A49. English Heritage recognised that although there were no impacts on designated assets or buildings that it was important to have positive landscaping to ensure it responds well to the wider setting of the town.

Ludford Parish supported the amended site boundary although raised issues concerning with facilities to sustain housing development in this location access to the site over the A49. Ludlow Town Council supported the amendment with the same overall concerns. The Highways Agency sought further detailed discussions regarding the potential impacts on the strategic road network. The site promoter supported the amended boundary. Other responses highlighted that additional sites should be added to ensure deliverability of

housing requirement for the town or alternative sites should be preferred with the amendment reflecting that this site was not the best location for housing to meet Ludlow's needs.

**4. Do you agree with the allocation for a mix of uses incorporating around 2.5 ha of employment land and around 80 houses on land east of the Eco Park?**

The majority of respondents (70% 7/10) disagreed with the proposal for a mix of uses on this site. Concern was expressed that the level of development is too great with the consideration that existing brownfield sites in the town, and vacant units, were capable of meeting this development requirement. Another respondent argued that the development should be smaller in scale and not go as far east as Squirrel Lane. Ludlow Town Council supported inclusion of the site in the SAMDev Plan. Ludford Parish Council felt that the potential allocations should be revisited in light of the announcement by the Shropshire Community Health Trust that they were no longer looking to build a new hospital at the Eco Park. They felt other sites within the town's boundary should be explored further and were concerned about the impact on the A49. They also stated that the area would benefit from a comprehensive scheme with footpath, cycle and road links between Sheet Road and Rocks Green.

The lack of justification for a mix of uses proposed and how residential development would support the viability of economic development; and how the development will enable a link road northwards to Rocks Green and the lack of detail regarding the road was raised as an issue. The implications of SAMDev setting potential future strategic growth areas beyond the Plan Period and the implications for infrastructure planning were raised as concerns with the site. The Highways Agency highlighted the need for further discussion on the potential impacts on the strategic road network potential future impacts should connections be made to the A49. English Heritage recognised that although there were no impacts on designated assets or buildings that it was important to have positive landscaping to ensure it responds well to the wider setting of the town. The need to have new businesses in the area creating local job opportunities in a range of sectors was raised as a positive outcome of providing employment land east of the A49.

**5. Do you agree with the allocation of land south of the Eco Park (ELR058) for around 3.5 ha of employment land?**

The majority of respondents (66% 8/12) disagreed with the proposed allocation of ELR058 for employment development. Some respondents recognised the need to encourage appropriate economic development in the Ludlow and in attracting companies and investment into the town. Others commented that existing employment commitments and areas should be considered sufficient to meet future demand. Concern was expressed that if employment land was allocated and then not taken up it will blight the land. A number of concerns were raised about this location with some respondents stating that sites around the Eco Park north of the Sheet Road could meet the employment needs of the town and this location should not be considered for employment. Concern was expressed that the site may have other uses other than employment and that it should be removed from the site allocations process.

Ludford Parish Council were opposed to the proposed allocation of this site favouring the area between The Sheet and Rocks Green for future employment growth. They felt other sites within the town's boundary should be explored. Ludlow Town Council stated that this should only be considered when brownfield sites have been exhausted and existing employment parks have been upgraded for modern use. The site was supported as being capable of helping to meet long term employment needs of the town.

**6. Do you agree with retaining the existing development boundary for Ludlow (please note that new site allocations will be included in the new development boundary if confirmed)?**

The majority of respondents (5/8 63%) agreed with the development boundary as proposed including Ludlow Town Council. Others disagreed with the inclusion of proposed allocations within the new boundary and a site promoter objected to land at the Linney being excluded from the proposed boundary after being put forward for inclusion in the development boundary at preferred options. The lack of flexibility presented by defining a development boundary was raised as a concern.

**7. Other Comments**

One respondent highlighted that the SAMDev should include retail allocations in the proposals for Ludlow. Ludlow Town Council stated that affordable housing and key workers dwelling should be key to meeting housing needs in the Plan. Residential sites at Foldgate Lane, north of Rocks Green, and off Bromfield Road were put forward for inclusion in the SAMDev Plan.

## Market Drayton Place Plan Area

No questions were asked on Market Drayton town as no changes were proposed from the Preferred Options stage.

### **CHESWARDINE**

**Q1: Do you agree that the proposed housing site at New House Farm CHES001 should be removed from the Plan?**

There is a split view from respondents regarding the removal of CHES001 from the Plan (50% of 4 in agreement and 50% of 4 not in agreement). Those supporting removal of the site were concerned about the availability of infrastructure and in particular the impact on the road network. Those not supporting the removal of CHES001 highlighted the importance of growth to help maintain local services. Detailed comments in support of the site were also provided in relation to the site being on previously developed land, there being local support for the site through the SAMDev Preferred Options consultation and the site being within a sustainable location, given its close proximity to facilities and services and forming a natural extension to the village boundary.

**Q2: Do you agree that the housing target should be reduced to about 11 houses to be built in Cheswardine by 2026?**

The majority of respondents indicating a preference (40% of 5) do not agree with reducing the housing target since they consider Cheswardine to be a sustainable settlement. In particular concerns were raised about the need to provide housing for a growing population, particularly young people. Although a further 40% of respondents did not indicate a preference for the housing target, comments received did include disappointment that Cheswardine is designated as a Cluster rather than a Community Hub and the tight drawing of the development boundary providing little opportunity for further development. Those supporting a reduction in the housing target (20% of 5) identified the lack of a regular bus service as a particular constraint.

### **HINSTOCK**

**Q3: Do you agree that the housing target should be reduced to about 60 houses to be built in Hinstock by 2026?**

The majority of respondents (60% of 5), including the Parish Council, agree with reducing the housing target since it is only considered to be a small reduction (from 63 at Preferred Options). Those respondents (40% of 5) not in favour of reducing the housing target considered Hinstock to be a sustainable settlement with a range of local facilities and amenities which require additional development in order to remain viable. In addition, it was considered that reducing the housing target by 3 dwellings would have a minimal impact on the village.

### **STOKE HEATH**

**Q4: Do you agree that Stoke Heath should be a Community Hub?**

The majority of respondents (66% of 32), including the Parish Council, agree that Stoke Heath should be a Community Hub, viewing that a small level of development would be beneficial in improving the area. However, a number of respondents (31% of 32) believe that Stoke Heath should remain 'open countryside'. In particular concerns have been raised about what evidence has led to the change in development status and whether there are sufficient local amenities to support future development. Other respondents (3% of 32) did

not indicate a preference but did highlight concerns about allowing development on woodland sites.

**Q5: Do you agree that the housing target of about 20-25 houses to be built in Stoke Heath by 2026 is appropriate?**

The majority of respondents (66% of 32) feel that the housing target is appropriate. In particular, those supporting the housing target consider that additional growth may ensure the longer term viability of local facilities and services. However, other respondents (34% of 32) do not agree with the housing target, and raise concerns about what evidence has led to change local views on the development status for Stoke Heath and whether there is sufficient infrastructure and local amenities to support future development.

**Q6: Do you agree that the former military site at Warrant Road Camp (STH001) should be allocated for the development of up to 25 homes, to include an element of live/work and/or self-build homes, amenity area and nature reserve?**

Although views were relatively split, the majority of respondents (53% of 32) agree with allocating STH001 for up to 25 homes. However, of those in agreement, 2 respondents (6% of 32) indicated support for either site and 2 respondents (6% of 32) highlighted that whilst they were not objecting to STH001 they preferred land off Dutton Close (STH002). In addition, a number of respondents (47% of 32) do not agree with allocating STH001 for up to 25 houses but would prefer the 20-25 houses to be built across the two sites (STH001 and STH002) thereby maintaining existing open spaces.

**Q7: Do you agree that land off Dutton Close (STH002) should be allocated for the development of approximately 20 homes to include a mix of house types and contribution towards improved recreation facilities?**

The majority of respondents (59% of 32), including the Parish Council, agree that STH002 should be allocated for approximately 20 homes. Points raised in support of Dutton Close include the established access to the play area and new development forming a natural extension to existing housing. However, of those in agreement, 2 respondents (6% of 32) indicated support for either site. A number of respondents (38% of 32) were not in agreement with allocating STH002 but would prefer the 20-25 houses to be built across the two sites (STH001 and STH002) thereby maintaining existing open spaces.

**WOORE**

**Q8: Do you agree that the housing target of about 50 homes to be built in Woore by 2026 is appropriate?**

The majority of respondents (76% of 21), including the Parish Council, do not agree with the housing target for Woore. The Parish Council have amended their position following growth since 2010 and do not want further housing allocations, in light of committed development at Candle Lane and the former Phoenix Works. In preference, the Parish Council would like a windfall target of 15 dwellings to cater for any infill development over the Plan period. This view is supported by the majority of respondents, with many indicating that recent growth in Woore is sufficient. Only 1 respondent not in favour of the housing target expressed concern that it should be increased, highlighting the sustainability of Woore as a settlement and presence of existing services and facilities. Other respondents (24% of 21) support the housing target but raise concerns regarding the presence of a development boundary to maintain a separation between Woore, Irelands Cross and Pipe Gate.

**MORETON SAY CLUSTER**



**Q9: Do you agree that Bletchley, Longford and Longslow should be included within the Moreton Say Community Cluster?**

The majority of respondents (67% of 3) agree with including Bletchley, Longford and Longslow in the Cluster. Only 1 respondent (33% of 3) was not in agreement.

**Q10: Do you agree that the housing target of about 20 homes to be built in Bletchley, Longford, Longslow and Moreton Say by 2026 is appropriate?**

The majority of respondents (67% of 3) agree with the housing target. The respondent not in agreement with the housing target raised concerns about the impact on the countryside and the need to concentrate development in larger settlements.

**TERN HILL QUARRY**

**Q11: Do you agree that the proposed mineral site extension at Tern Hill is removed from the Plan?**

The vast majority of respondents (88% of 32) agree with removing the mineral site extension at Tern Hill. Those not in agreement (12% of 32) have raised concerns that other interested parties may consider quarrying this site or feel there is insufficient information available about any site extension proposals to be able to comment.

**OTHER ISSUES**

**Market Drayton**

The Town Council has confirmed their position that all development should remain within the boundary of the town. They have also provided a list of sites to consider for sporting and recreational use. Whilst the majority of respondents support both the overall housing target and proposed allocation for 400 dwellings, some concern has been raised by promoters of other sites that further allocations should be made in order to provide greater certainty.

**Stoke Heath**

Concern has been expressed about the need to complete community consultation before determining development proposals for Stoke Heath. In particular, a number of respondents have queried why the Parish Council has only put forward two sites for consideration, why the only options are located within Stoke Heath and other areas within the Parish are not referenced and why only one site will be taken forward.

**Cheswardine**

The promoter of a site in Cheswardine considers that the development status for the settlement should be reconsidered to include the potential for a small allocation.

**Hinstock**

Whilst 1 respondent expressed their support for the preferred option, another respondent raised concerns over the suitability of the access and queried whether alternative sites are more deliverable and have the potential to offer substantial contributions to local infrastructure.

**General**

Other comments were received from The Canal and River Trust who highlight the need for any development within the Colehurst, Tyrley, Woodesaves (Sutton Lane) Woodseaves (Sydnall Lane) Cluster to relate appropriately to the local waterway and to maximise the benefits that such a location can provide to the creation of sustainable communities. The MOD also expressed concerns that insufficient reference has been made to Clive Barracks



or Ternhill as important existing defence sites with a need to protect these for future defence purposes.

## Minsterley and Pontesbury Place Plan Area

### **Q1: Do you consider that the joint housing target for Minsterley & Pontesbury for (up to) 260 dwellings by 2026 to allow additional local housing allocations in the Plan is appropriate?**

Of 95 respondents, the majority, 59% did not agree with the target but of the 38% which supported it, this included Pontesbury Parish Council. Most frequently the comments made suggested that there were too many houses proposed for the sites and/ or settlements and that there was no evidence of the local need or demand for the number of dwellings proposed. Respondents highlighted lack of local employment and inadequate local infrastructure and facilities, in particular roads, transport, drainage and schools, to support development. Traffic impacts, including safety issues, were a significant concern. Local flooding and sewage issues were also identified and there was a feeling that there would be too many dwellings to be integrated into the community and that this level of development would negatively impact on sustainability and village character/spirit. It was also suggested that target is developer rather than planner led, without appropriate consideration for constraints.

There was however a strong indication in responses that there is a need for some housing, in particular to provide for affordable and smaller dwellings. A site agent highlighted that the target is in line with the Core Strategy, similar to previous development rates and could realise community aspirations and retention of heritage assets. More general comments suggested that housing could be acceptable with appropriate mix of types, adequate infrastructure provision and traffic management, with some concern that it should be focused on local need. The need for fair distribution between Minsterley & Pontesbury was also identified.

### **Q2: Do you agree that the amended Hall Farm site (MIN002/MIN015) should be allocated for a mixed use including the development of up to 17 dwellings, employment and limited retail?**

Of 68 respondents, opinion was fairly evenly divided with 43% supporting the allocation and 46% not. The issues raised most often by respondents were that there are too many houses and that retail is not required, not viable and that the proposal would negatively impact on existing businesses. Other concerns related to repositioning of the development boundary, loss of farmland, noise and light pollution and to impacts on the heritage asset, village and setting. It was suggested that this is an inappropriate out of centre location and that Hall Bank, Pontesbury is a preferable allocation. Additionally it was submitted that the allocation fails to meet NPPF criteria/tests and that housing was previously rejected by Parish Council.

Respondents supporting the allocation commented that more retail is needed and that the proposed housing is appropriate in scale and in character with village providing an opportunity to improve local character, conserve buildings, and prioritise the use of a brownfield site. Some respondents supported housing but not commercial/retail development.

More general comments indicated that an appropriate housing mix including affordable is needed with smaller scale development preferred. Consideration of access, flood/sewage issues and clarification of level of retail were also highlighted as necessary.

English Heritage commented that development should safeguard heritage assets using evidence base to inform decision making. No reply was received from Minsterley Parish Council.

**Q3: Do you agree that the amended Hall Bank site (PBY018 and PBY029) should be allocated for a mixed use including the development of up to 60 dwellings, retail, open space and parking?**

Of 103 respondents, some 60% did not agree with the allocation and 33% supported it. A number of people commented on the scale of development considering that there were too many houses for site and/or settlement and that the previous site identified should be taken forward. Some questioned local need for housing and were critical that there was an insufficient level of affordable housing. The issue raised most often by respondents related to the inability of the local infrastructure to accommodate more development, with traffic impacts, access and road safety issues being most frequently referred to. Also specifically identified were the lack of local employment and facilities and the limitations of other infrastructure, such as schools and doctors together with the need for drainage/ sewage improvements. A significant number of respondents commented that retail is not required and were concerned about the retail proposal impact on village centre & viability of existing businesses. There was also concern regarding potential nuisance, including the car park attracting antisocial behaviour. A number of comments focused on loss of farmland and environmental impacts, including on village character, open space and setting, or on village spirit and residential amenity. It was suggested that development would be isolated by the one way system and may be too dense and lack character. Representations highlighted the need to deal with and the potential exacerbation of flooding issues. It was also suggested that there is no requirement for open space and that the site won't achieve community objectives in particular an effective parking function and linkage of the play area.

Supporting comments suggested that this is an appropriate village expansion site providing opportunities to meet future needs of the settlement, relocate and improve local retail offer and lessen village parking problems. Some people supported retail and not housing and vice versa, with a desire to provide an appropriate mix including needed local/affordable housing. One comment suggested that retail site should be restricted for relocation of the existing local retailer, the Coop, this reflecting a desire for the retention of local businesses. Other comments suggested that a smaller development more contained to the village would be better and that development should be phased with the nursery retained.. A large number of respondents highlighted the need for infrastructure improvements including school expansion, sewage, access, transport, footpath and roads to facilitate development. Community facilities, including green space provision, and masterplanning/appropriate details were identified as important. The site promoter highlighted that this allocation will provide the opportunity to realise housing and other community aspirations included within the Parish Plan including additional car parking, open space, opportunities to enhance the local retail offer and to provide better integration of the recreation area.

Pontesbury Parish Council commented that it supports this scheme, providing infrastructure limitations are addressed before any development starts, there is a high percentage of affordable housing for local people and development is on a phased basis. The Environment Agency commented that they have agreed the scope of modelling for the site Flood Risk Assessment(FRA) to inform the site allocation, in particular how much of the site is developable. The Agency indicated that the PBY018 and PBY029 are likely to be developable subject to a detailed FRA.

**Q4: Do you agree to changes to the development boundary to include land to the West of Hall Bank (PBY018) if the Hall Bank site is allocated?**

Of 89 respondents, some 60% indicated that they did not agree with the change to the development boundary and 38% supported it. However, since many of the comments submitted appeared to relate to the Hall Bank or Minsterley Road proposals (not included in this consultation) rather than the development boundary issue, yes/no answers may also have reflected this. The comments largely reiterated issues summarised in relation to

Question 3 . In addition representations highlighted the following points:- this is a flood area; there is no free space; land too small/unsafe; there would be loss of greenspace and the link to countryside; this would be against ethos of development boundary; the site would be better used as green space; concern regarding adequate provision for footpath; this would result in further development; the strip of land too small and will attract vandalism. Other responses identified the need to allow sufficient garden area, space between properties and significant green area adjoining former rail line. Also that landscaping is required at Hall Bank to minimise landscape/resident impact. It was also commented that there needs to be a review of the rationale for current development boundary position. Pontesbury Parish Council agreed with the proposal and commented that it would be a tidying up exercise only.

**Please tell us if there any other comments that you wish to make?**

Many of these responses reiterated issues, such as inappropriate scale, need, infrastructure limitations and environmental impacts that had been raised in relation to previous questions. There were also several comments relating to proposals (such as the Callow Lane site) not included as part of this consultation, including neighbour objections, other site promoters and the Shropshire Wildlife Trust who are critical of the inclusion of the Callow Lane site due to proximity to SSSI. A number of site promoters object to non-inclusion of their land, indicating that their sites have not been fairly considered and should be allocated in addition to those identified or that they would be a more appropriate allocation than those sites taken forward. Lack of amendment to the development boundary and non-identification of smaller settlements, such as Plealey, to provide development opportunities for local people is also raised by some respondents. More generally it is suggested that there has been inadequate consultation about proposals and the plan does not provide certainty, as proposals have already significantly amended within an 18 month timescale. The view is expressed that proposed development provides for in-migration, will not address affordability issues and will affect property value. It was also suggested that facilities provided should include dog exercise area, allotments, bus pull-in, village hall and amenities for younger people and that traffic calming should be incorporated. Completion of Minsterley-Pontesbury cycle link and other cycle provision in new developments is highlighted as a priority. There were fears that development could increase antisocial behaviour and that parking problems would be exacerbated. An alternative development strategy suggested is to add services to other villages to make them desirable places to live. There was also an aspiration for carbon zero development and maintenance of ecosystems. Whilst there was generally support for affordable housing a comment was raised that the levy is unethical and should be stopped.

## **Much Wenlock Place Plan Area**

**Much Wenlock is working with Shropshire Council to prepare a Neighbourhood Plan for the whole parish of Much Wenlock. The SAMDev Revised Preferred Options did not show any preferred options for land allocations as it was mutually agreed that the Neighbourhood Plan would seek to bring forward sites for housing and employment.**

### **OTHER ISSUES**

#### **Much Wenlock**

The Town Council has confirmed that the Neighbourhood Plan will bring forward sites for housing and employment. However, the agent acting for the development site east of Bridgnorth Road expresses concern that the emerging Neighbourhood Plan does not meet the development needs of the town as set out in the adopted Core Strategy. Concern is expressed that the Neighbourhood Plan housing policy refers to the provision of housing through infill development on brownfield sites and exception sites but that there is no evidence that such suitable sites exist. The agent also considers that the Neighbourhood Plan proposed limit of 25 dwellings for land east of Bridgnorth Road is arbitrary, leading to an inefficient use of a greenfield site and failing to take on board the significant opportunities presented by a comprehensively planned development of 85 dwellings. Given the infrastructure requirements for access and drainage, the agents question whether a lesser development, of even 40 dwellings, would be deliverable. The agent therefore seeks the allocation of the full site east of Bridgnorth Road in SAMDev to ensure the town's development needs within the wider context of Shropshire are delivered. The Shropshire Wildlife Trust seeks clarity on the possibilities to input into consultation on the Neighbourhood Plan, which they would welcome.

#### **Cressage**

The Hereford Diocesan Board of Finance has expressed concern that settlements outside the parish of Much Wenlock, such as Cressage, have been overlooked. It feels that Cressage is a sustainable settlement, with access to a wide range of facilities and services, and should therefore be formally recognised as a Community Hub, accommodating a modest level of growth. As a result, the Hereford Diocesan Board of Finance promotes a site to the south west of Cressage off Manley Road.

#### **Buildwas**

The Parish Council has confirmed that they would like to be designated as a Community Cluster. Work is ongoing within the Parish to identify the preferred level of growth in light of community consultation. However, Agents acting on behalf of 1 respondent do express support for Buildwas as a Community Cluster with the potential for small scale development to bring benefits to the local community.

## Oswestry Place Plan Area

### *Oswestry*

**Q1: Do you agree that the allocation of OSW002, being Land off Gobowen Road, should be reduced from 80 to 36 dwellings, served by an access of 'country lane' character from the Gobowen Road?**

Whilst there is some support for the reduction of the target for this site, the overwhelming majority of respondents (95% of 152 respondents and a separate petition of 5760 signatories) do not support any form of development near the Old Oswestry hill fort, including this site. English Heritage does not support the allocation of this site (OSW002) because of the harm the proximity of the development is likely to have on the significance of the hill fort and its setting. Oswestry Town Council and Selattyn & Gobowen Parish Council are extremely concerned about potential impacts on the hill fort and its setting and are keen to be heavily involved in any future discussions. Oswestry & District Civic Society and local archaeology and landscape organisations recognise that the need for new housing and a commitment to Oswestry's future may justify limited development in northern Oswestry, but oppose development on OSW002 because this would interrupt sight lines to and from the monument, would represent a significant incursion into the setting of the monument and may set a precedent for subsequent development.

Other key issues identified by respondents include the impact of housing development on the setting and visual separation of the hill fort and archaeology in the vicinity of the site, together with the loss of wildlife value and recreation space which development implies. There is a widely held view that the hill fort has significant unrealised potential as a tourism asset for the town, but that this potential would be compromised if housing development proceeds. There is also a perception that the housing growth target for Oswestry is out of date; a perception that the SAMDev consultation process has been flawed and inconsistent with the Council's 'Statement of Community Involvement'; and concerns that the Heritage Impact Assessment completed by the site promoter is flawed and inconsistent with national guidance.

**Q2: Do you agree that the allocation of OSW003, being Oldport Farm, Gobowen Road, should be increased from 25 to 35 dwellings, including re-use of existing buildings where possible, removal of poor quality agricultural buildings and structures, and the provision of a 100 space car park for visitors to the Hill Fort, information boards and new footpath linkages to the Hill Fort?**

As above, the overwhelming majority of respondents (95% of 152 respondents and a separate petition of 5760 signatories) do not support any form of development near the Old Oswestry hill fort, including this site. Some respondents consider that this is a more sensitive site than OSW002. However, many respondents, including by English Heritage and the Oswestry & District Civic Society, recognise that the sympathetic conversion of the main farm house and other traditional farm buildings, and the demolition of redundant, modern farm buildings could make a positive contribution to the setting of the hill fort. There is also widespread recognition of the value of improved access, car parking and interpretation arrangements to help the site play a bigger role as one of the town's key tourism assets, although most respondents would prefer these improvements to take place without any new housing. A number of respondents question the scale of car parking proposed and express concern about the impact of any increase in footfall on the fragile archaeology and habitat value of the site. Any work to the Oldport Farm site should be the subject of a detailed brief that takes into account the farm's sensitive location.



**Q3: Do you agree that the allocation of OSW004, being Land off Whittington Road, should be reduced from 125 to 117 dwellings, with the northern extent of the development area pulled back towards the Whittington Road, with a landscaped edge, and with the proposed 2-3 hectare employment area to the west of the A5/A483 junction removed altogether, to leave open views to/from the Hill Fort?**

As above, the overwhelming majority of respondents (95% of 152 respondents and a separate petition of 5760 signatories) do not support any form of development near the Old Oswestry hill fort, including this site. Whilst many respondents welcome the reduction in the scale of development proposed, many respondents do not consider that this is sufficient to mitigate views and sight lines to and from the monument and that the scale of development should be further reduced or that the site should not be developed at all. However, English Heritage considers that the reduced spatial extent of the proposed allocation helps to retain views across open land to and from the Hillfort, and that development is therefore acceptable. However, the scale of development means that its design quality will be crucial they would welcome continuing involvement in the detailed design and master planning of this site. The Oswestry & District Civic Society and local archaeology and landscape organisations consider that the reduced footprint represents a less significant interruption to sight lines, and now have no objection, subject to appropriate landscape treatment of the development edge. A number of respondents are concerned about setting a precedent for subsequent development in this area. The Shropshire Wildlife Trust welcomes the reduction in the size of the site but notes that the environmental network surrounding the old railway line and the bypass zone needs to be protected and enhanced.

**Q4: Do you agree that the proposed employment land in the Eastern Gateway Sustainable Urban Extension (OSW024) should be replaced by additional housing, creating capacity for a further 120-180 dwellings?**

A small majority (48% of 33 respondents to this question) do not support the replacement of proposed employment land by housing. Key concerns relate to the need to maintain an appropriate balance between housing and employment in the town, although a number of respondents would support the proposed replacement provided that the loss is compensated by additional provision elsewhere in the town.

**Q5: Do you agree that the overall employment target for Oswestry should be increased from 35 to 45 hectares over the Plan Period?**

The majority (67% of 33 respondents to this question) support increasing the target. Many respondents express concern about a growing population having to increasingly commute out for work and therefore welcome any measures designed to deliver economic benefits to the area. Some respondents suggest sticking with the lower target for the time being, with more land being released when there is evidence of demand.

**Q6: Do you agree that ELR042 (2ha), being Land North of Whittington Road, should be allocated for employment, subject to access off Whittington Road, improvements to the A5/A495/B4580 junction and to pedestrian/cycle links to/from Oswestry, and a landscape buffer to the A5 to reduce visibility from the Hill Fort?**

The majority (54% of 39 respondents to this question) support allocation of this site. Some concern is expressed that development in this area could set a precedent to develop land to the east of the bypass, whilst other respondents would support such an approach to deliver a new village with infrastructure as an alternative to some of the existing preferred housing sites. Whilst the proposed landscape buffer is welcomed as a means of maintaining the



quality of one of the 'gateways' to the town, there is some concern that this will have an adverse impact on the sight lines to and from the hill fort.

**Q7: Do you agree that ELR043 (23ha), being Land South of Whittington Road, should be allocated for employment, subject to access off Whittington Road, improvements to the A5/A495/B4580 junction and to pedestrian/cycle links to/from Oswestry, and a landscape buffer to the A5 to reduce visibility from the Hill Fort?**

The majority (54% of 39 respondents to this question) support allocation of this site. Development may represent an opportunity to establish a technology park and linked to the existing BT. However, some concern is expressed that development in this area could set a precedent to develop land to the east of the bypass. There are also concerns about highway capacity at the Whittington Road roundabout and that development could impact on view to and from the hill fort.

**Q8: Do you agree that ELR072 (23ha), being Land at Mile End East, should be allocated for employment, subject to access off the A5, improvements to the A5/A483 Mile End junction and to pedestrian/cycle links to/from Oswestry, and landscape buffers to the A5?**

The majority (74% of 35 respondents to this question) support allocation of this site, although there is some concern that development will exacerbate the adverse impact of recent development on the main entrance gateway to Oswestry and establish a precedent for development east of the bypass.

**Q9: Do you agree that the development boundary for Oswestry should be amended to include land adjacent to Oakfield, Middleton Road?**

The majority (65% of 29 respondents to this question) support the proposed amendment.

**Q10: Do you agree that the development boundary for Oswestry should be amended at Green Pastures, Weston Lane?**

The majority (57% of 30 respondents to this question) support the proposed amendment which is supported as a natural 'rounding off' of development in this part of the town, although the capacity of Weston Lane is known to be limited so any additional development will need to carefully consider highway issues.

### ***LLANYMYNECH & PANT***

**Q11: Do you agree that the overall housing target for Llanymynech & Pant should be increased from 50 to 50-100?**

A small majority (47% of 32 respondents to this question), including the Parish Council, support increasing the target. Whilst some respondents consider that development of this scale will enable incremental growth of the village to help meet housing needs and will help to integrate the Badger's Green development into the village, others note that there are unsold houses and are concerned about infrastructure capacity.

**Q12: Do you agree that LLAN001, being Former Railway Land, should be allocated for 32 dwellings?**

The majority (61% of 28 respondents to this question) support allocation of this site. The site promoter confirms that investigations have revealed the site is capable of development, and will bring with it improved parking facilities for the adjacent bowling green and wider village recreation area. Agreement with the adjacent landowner has been obtained for a

connection from the site to the surrounding footpath network. However the promoter for the other preferred option suggests that development of their site (land east of Barley Meadows LLAN009) should proceed in advance of this site to reflect the fact that it is closer to the village centre and to enable the establishment of links between the canal tow path, playing field, village hall and the former railway land (LLAN001). Development may also offer the potential for a cycle link to Barley Meadows. One respondent is concerned about whether 32 houses can be accommodated without loss of the existing habitat value of the site and without compromising future restoration of the railway.

**Other issues:**

The landowner (supported by the Parish Council) requests consideration of a minor revision to the Development Boundary to include Tregarthen, Tregarthen Lane, Pant, as it makes sense of an existing anomaly.

**ST MARTINS:**

**Q13: Do you agree that STM029, being Land at Rhos y Llan Farm, should be allocated for a mixed use site, comprising 80 dwellings, employment uses and land for community recreation and sports facilities?**

A clear majority (73% of 26 respondents to this question), including the Parish Council, support allocation of this site. The site promoter confirms that they do not consider there to be any technical constraint to the delivery of the site and have therefore sought pre-application advice. They also consider that allocation of a single site provides greater market certainty and will therefore enable quicker delivery of the scheme including the identified community benefits. It is proposed that the provision of improved pedestrian links to the relocated St Martins primary school could be provided as a 'first-stage' to the development of the site. However, other respondents consider that placing all the proposed housing development for a village on a single site represents a change in the character of existing development in St Martins and limits competition. There are also concerns that the site will deliver recreation facilities in a location which is more remote than the alternative site at Griffin Farm (STM009).

**Q14: Do you agree with the removal of possible housing site, SMT009, being Land at Griffin Farm?**

A majority (64% of 25 respondents to this question), including the Parish Council, support removal of this site. However, the site promoter considers that the site should be the preferred location for recreation facilities given its strategic location relative to the village and an increase in the housing target to provide additional housing to help to deliver these.

**KINNERLEY CLUSTER:**

**Q15: Do you agree that the settlements of Kinnerley, Maesbrook, Dovaston and Knockin Heath should be a Community Cluster?**

A majority (80% of 22 respondents to this question), support the establishment of a cluster in a way consistent with the findings of the recently adopted Kinnerley Neighbourhood Plan.

**Q16: Do you think that the target of a further 50 dwellings to be built in Kinnerley, Maesbrook, Dovaston and Knockin Heath by 2026 is appropriate?**

A majority (55% of 20 respondents to this question), support the proposed housing growth target consistent with the findings of the recently adopted Kinnerley Neighbourhood Plan, although some respondents feel that more housing, particularly affordable housing might attract families, which in turn support the viability of local schools and shops. More housing

development would be appropriate in Kinnerley since whilst it has good existing facilities, it could also help in re-opening the pub.

**Q17: Do you agree that KYN001, being Land Adjacent Kinnerley Primary School (0.8ha), should be allocated for 12 dwellings?**

A majority (75% of 20 respondents to this question), support the proposed allocation of this site, consistent with the findings of the recently adopted Kinnerley Neighbourhood Plan. The Shropshire Wildlife Trust comments that the site is immediately adjacent to the Weir Brook and the design of any development should provide for a buffer area to ensure that there is no adverse impact on water quality or quantity.

**Q18: Do you agree that KYN002, being Land West of School Road (0.9ha), should be allocated for 12 dwellings?**

A majority (76% of 17 respondents to this question), support the proposed allocation of this site, consistent with the findings of the recently adopted Kinnerley Neighbourhood Plan.

**Q19: Do you agree that MBK001, being Land at Greenfields Farm (0.26ha), should be allocated for 4 dwellings?**

A majority (67% of 18 respondents to this question), support the proposed allocation of this site, consistent with the findings of the recently adopted Kinnerley Neighbourhood Plan, although one respondent considers that the number of houses proposed on the site (4) is too few.

**Q20: Do you agree that MBK009, being Land Adjacent to The Smithy (0.44ha), should be allocated for 5 dwellings?**

A majority (72% of 18 respondents to this question), support the proposed allocation of this site, consistent with the findings of the recently adopted Kinnerley Neighbourhood Plan, although one respondent considers that the number of houses proposed on the site (5) is too few.

**Q21: Do you agree that development in Dovaston and Knockin Heath should be limited to small infill plots?**

A majority (68% of 19 respondents to this question), support the proposed allocation of this site, consistent with the findings of the recently adopted Kinnerley Neighbourhood Plan. Some respondents are concerned that the local community's reluctance to extend the development boundary will only deliver further larger houses, rather than housing which is affordable by local young families, and that this will further erode the traditional character of the village. A site promoter suggests that this could be addressed through the allocation of a specific additional site beyond the current development boundary.

**SELATTYN CLUSTER:**

**Q22: Do you agree that the overall housing target for Selattyn, Upper/Middle/Lower Hengoed and Pant Glas should be reduced from 20 to 5 dwellings?**

A majority (52% of 27 respondents to this question), including the Parish Council support the proposed reduction in the housing growth target for the cluster. However, several respondents are concerned that such an approach will undermine the provision of more affordable and local needs housing to help support a more sustainable community. There is also concern that the proposed reduction is not justified by appropriate evidence.

**Q23: Do you agree that no specific site will be allocated for housing in Selattyn, and development should be limited to 5 dwellings, within the existing development boundary?**

A majority (71% of 21 respondents to this question), support the proposed approach to housing development in Selattyn. However, there is concern that restricting development to infill only and the retention of existing development boundary may change the character of a village by promoting the development of existing greenspace and increasing density. Whilst there is support for avoiding a specific site allocation, restricting numbers to 5 dwellings is considered short sighted, since affordable family homes would help support the viability of the local school.

### **WESTON RHYN CLUSTER:**

#### **Q24: Do you agree that the settlements of Weston Rhyn, Rhoswiell, Wern and Chirk Bank should be a Community Cluster?**

A majority (65% of 26 respondents to this question), support the proposed cluster. However, a number of respondents feel that Weston Rhyn is a sustainable settlement which is capable of supporting a higher number of houses than the proposed housing growth target with no more than small-scale infill housing development anywhere else in the parish. In addition, opportunities for infill development within Weston Rhyn are considered limited and this may require the allocation of additional land. One respondent takes issue with the process by which the cluster was identified and considers that identification of the proposed cluster by the Parish Council has not been justified by sustainability evidence or adequate community consultation.

#### **Q25: Do you think that the target of a further 78 dwellings (continuation of existing trend of 6 per year) to be built in Weston Rhyn, Rhoswiell, Wern and Chirk Bank by 2026 is appropriate?**

A small majority (54% of 24 respondents to this question) support the proposed housing growth target for the cluster. The Parish Council that the agreed housing growth target of 78 is already coming under significant pressure from current and proposed planning applications.

#### **Q26: Do you agree that a site should be 'allocated' for 25 dwellings in Weston Rhyn? If "yes", which of the proposed sites, WRN001 or WRN010 would be the best location?**

A small majority (57% of 21 respondents to this question), including the Parish Council, support the allocation of a site for 25 dwellings in Weston Rhyn. Of those that expressed a preference, a small majority (50% of 8 respondents), including the Parish Council, preferred WRN010. The Parish Council consider WRN001 unsuitable for development due to the very narrow access with no footpath from High Street. There are also concerns about drainage and flood risk. In contrast, the Parish Council supports WRN010 (off Aspen Grange) as preferred site because it benefits from direct access through the Aspen Grange to Station Road. The area is considered by the Parish Council and other respondents to be preferable due to its proximity to village services and the adjacent recreation space. Welsh Water comments that there have been isolated incidents of flooding in the public sewerage system downstream of both sites which will need to be overcome if development is to proceed. WRN010 is crossed by a public sewer which may affect the development density and layout of the site. Welsh Water confirms that there is no capacity constraint at the Waste Water Treatment Works to which waste water from these sites would drain.

#### **Q27: Do you agree that WRN016, being Land at the Sawmills, Rhoswiell (1.1ha), should be allocated for 20 dwellings?**

A small majority (55% of 20 respondents to this question) do not support allocation of WRN016. The Parish Council support the allocation of this brownfield site although they are concerned that the site is being promoted for a larger number of houses than that for which it is allocated. Respondents who do not support allocation are concerned that it will not

contribute greatly to the community or local housing needs, but would have a detrimental impact on the landscape and tourism value of the canal. The site promoter confirms that the site is “deliverable” within the plan period and there are no technical environmental or engineering constraints that would prevent it from coming forward during the early part of the Plan period. However they also note that the site is capable of delivering a higher level of housing which would make the allocation of a greenfield site in Weston Rhyn unnecessary. Other respondents consider that the site could take more housing than the total for which it is allocated. Welsh Water notes that there have been isolated incidents of flooding in the public sewerage system downstream of this site which will need to be overcome if development is to proceed. The site is also crossed by a public sewer which may restrict the layout and development density of the site. Welsh Water confirms that there is no capacity constraint at the Waste Water Treatment Works to which waste water from these sites would drain.

**Q28: Do you agree that development in The Wern should be limited to individual or small infill plots?**

The majority (80% of 20 respondents to this question) support the proposed approach to future housing development in The Wern. One respondent notes that the Parish Council previously considered allocating a site. Whilst supporting the proposed approach, some respondents suggest alternative boundaries to those proposed to include additional land.

**Q29: Do you agree that, following the recent consent for 7 dwellings, no further development in Chirk Bank should be allowed?**

The majority (84% of 19 respondents to this question) support no further development in Chirk Bank due to a lack of amenities in the village, potential impacts on the World Heritage Site and its buffer zone and highway constraints. However, some respondents consider that Chirk Bank could accommodate more housing and another site should be allocated to come forward later in the Plan period.

**OTHER ISSUES:**

Several respondents took the opportunity to comment on parts of the Oswestry Place Plan area which were not subject to consultation in the Revised Preferred Options.

**Identification of Hubs and Clusters**

There are concerns that it has not been possible to comment on settlements or promoted sites in the Oswestry area where the Parish Councils have chosen not to put their villages forward as hubs or clusters (eg. West Felton, Morda, Trefonen). There are concerns that the council's ‘rural rebalance’ approach will not be delivered where some villages are excluded. It is not clear whether the fact that these parishes will therefore have limited CIL revenue has been adequately explained to the local community. Some respondents feel that the decision to let Parish Councils decide whether to opt-in or out is flawed since they are not equipped or funded to make major decisions affecting the shape of their villages for the next 20 years.

**Llanyblodwel Cluster**

A site promoter noted that infill opportunities within the development boundaries for Porth Y Waen and Llanyblodwel are extremely limited and requested that a further review of the Cluster be undertaken and consideration given to inclusion of their client's site.

**Oswestry Rural**

A site promoter noted that Oswestry Rural Parish Council has not chosen to list Morda as a Community Hub or Cluster and challenges the role of Parish Councils in helping to determine planning policy for their areas. Instead, Hub or Cluster status should be based on planning criteria which would indicate the need for further development. In the case of Morda, the settlement is considered to be of a sufficient size and contains a range of services and



facilities for it to be described as a “Hub” and further consideration should be given to their clients’ site for future residential development. By contrast another respondent considers that it is essential that the countryside should never be compromised.

**Whittington Hub**

Several local residents are concerned that development of the preferred site allocations should not impact adversely on existing adjacent property by generating avoidable traffic impacts or exacerbating flood risk.

**Park Hall Cluster**

A site promoter requests further consideration of PARK004 as a preferred site. The site is considered to be a sustainable and deliverable brownfield site abutting the existing built form of the village which could deliver up to 30 houses as a contribution to the growth target of up to 50 dwellings for the cluster within the plan period.

**Gobowen**

A number of respondents consider that the Plan should protect the existing rail yard site in Gobowen (GOB024) from housing in order to secure the future of the proposed heritage railway / cycle track project. The promoter of site GOB008 confirms that concerns about the deliverability of the site have now been resolved, and there is now no impediment to its early development.

## Shifnal Place Plan Area

### Shifnal

#### Question 1: Should all the land at Lamledge Lane be included within the development boundary?

Answer Options	Online Responses	Paper Responses	Total	%
Yes	155	67	222	40.4%
No	226	101	327	59.6%
Total	381	168	549	

There were some positive responses to this question. It is felt by some of the respondents that Lamledge Lane should be kept in the development boundary as employment land, or used for industrial purposes. It is thought that the site is suitable for a supermarket or medical centre. It is also thought that the site would benefit from being in the development boundary due to nearby existing employment. One respondent did feel that land to the south of Lamledge Lane should be allocated for employment use. Other respondents felt that the land should be used for budget housing, which some feel is very much required in Shifnal.

Many respondents had a negative view of this proposal for various reasons including traffic issues, flooding and overdevelopment. It is felt that there would be substantial traffic issues surrounding this proposal, as the current road system as it stands, would not be able to deal with the increased volume of traffic. Many respondents feel that there would be serious delays along Innage Road and Aston Road, especially during term time. Any development along Lamledge Lane would turn Curriers Lane into a rat run, causing further problems of congestion. It is felt that alternative routes are needed as the Bradford Street and Park Street junction could become very congested.

Many respondents feel that any development would create a feeling of urban sprawl and change the character of Shifnal. Further development would result in the overdevelopment of Shifnal, causing the area, as many feel, to become a suburb of Telford. There were also concerns from some of the residents that any extra development, whether it is for housing or employment purposes would further exacerbate flooding issues. It is felt that current surface water drainage is insufficient and couldn't cope with any extra development.

#### Question 2: As playing fields have strong protection in any case, should the land between Idsall school/Shifnal Primary School and Coppice Green Lane be taken out of the 'safeguarded land' designation and included within the development boundary? To see a map of Shifnal [click here](#)

Answer Options	Online Responses	Paper responses	Total	%
Yes	47	19	66	12.2%
No	326	147	473	87.8%
Total	373	166	539	

Many respondents are against this proposal due to the loss of green fields. Residents want this land to be protected from both residential and commercial development and only used by the school. There is much confusion over the meaning of safeguarded land; many respondents think this means that the land is to be safeguarded against any future development and to remain as open countryside. It is felt that any development on this land may set a precedent for future development, resulting in a loss of more open space.

The road structure and facilities will be unable to accommodate the increasing population and as such the land should be kept free of houses and traffic. Not only are there concerns about the volume of traffic using these roads, many residents feel the access land is too narrow; it is already busy during



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school times and would be unable to cope with any extra traffic. There is a consensus that the development would also be too close to the motorway. Finally there are concerns regarding insufficient drainage, where development of the land could cause potential flooding.

### Question 3: Do you agree with the proposed allocation of land at Coppice Green Lane (site SHI017)?

Answer Options	Online Responses	Paper responses	Total	%
Yes	86	39	125	22.6%
No	295	132	427	77.4%
Total	381	171	552	

The consultation highlights that traffic and congestion issues needs addressing, especially along Aston Street/Curriers Lane and Stanton Road junction. It is felt that the roads are too narrow to deal with the increased level of traffic and any additional traffic would lead to further congestion in Shifnal town centre. The development would result in major delays along Innage Road and Aston Street. It is thought by many residents that there would be a serious issue of traffic safety outside Idsall School, as the roads are not wide enough, and that to balance this; the road outside the school should be restricted to 20mph. It is also thought that there could be access problems from the development and another access point should be considered to reduce the potential impact of congestion and traffic safety. One of the main reasons for objecting was due to the existing road network, which is thought to be too busy and hazardous for pedestrians and cyclists.

It is felt that the current level of infrastructure is not sufficient to accommodate the increasing population. If the infrastructure is developed further to support the population, the integrity of Shifnal will be destroyed. The Coppice Green Lane site is too far away from any amenities and would become a satellite town. Springhill Trading Estate is more suitable for residential development and Coppice Green Lane is thought to be more suitable for leisure and educational purposes.

Many respondents felt that flooding and drainage issues would be a major concern resulting from the development. The drainage culvert between the proposed estate and Admirals Way is known to flood and any development could severely impact this.

Many respondents also feel that there would be major ecological damage caused by the development, having a detrimental effect on wildlife habitats. The land in question is a Greenfield site and should be safeguarded against any future development. It is thought that brownfield sites should be considered for any development first. Many residents feel that development on this site would lead to overdevelopment of Shifnal and would result in urban sprawl, thus having a negative impact on the character of the area.

However, one resident was in support of the development, providing that improvements to Aston Street and other surrounding roads are made.

### Question 4: Do you agree with the proposed allocation of land at The Uplands, south of Wolverhampton Road (site SHI002)?

Answer Options	Online Responses	Paper Responses	Total	%
Yes	121	51	172	31.2%
No	259	121	380	68.8%
Total	380	172	552	

The majority of respondents had a negative view point regarding development at The Uplands, as it is thought that the area is not a sustainable location for future development. It is thought that the area will become overdeveloped, resulting in urban sprawl. Many feel that Shifnal does not have the infrastructure to cope with an increasing population; the schools are at capacity and the pavements

are too narrow creating a problem for pedestrians. Traffic safety is a concern and it has been suggested that alternative routes through the town centre are needed.

Many residents are of the opinion that the area does not need any more housing, due to the lack of green space and that Greenfield sites must be protected; if there is to be development, the land should be considered for a school expansion and not for housing. Some respondents have suggested that the site be used for a care home, as this is thought to be needed in Shifnal. Other issues include the risk of flooding and drainage problems, which are already a current problem and could be made worse from development. The site also houses protected species such as Great Crested Newts.

**Question 5: Should Lamledge Lane Industrial Estate be protected for employment uses, preventing redevelopment for other uses?**

Answer Options	Online Responses	Paper Responses	Total	%
Yes	322	156	478	87.2%
No	57	13	70	12.8%
Total	379	169	548	

Many of the respondents feel that the site is suitable for development, but should be retained for employment uses only. There is a consensus that perhaps Telford is a better location, as there are a number of empty factories and available sites. It is thought that if the site is to be developed it needs to be cleaned up and used only for proper industrial units with proper infrastructure, as the current site is undesirable and unsafe. The type of employment use needs to be considered in terms of noise and light pollution, due to nearby housing and schools. Some respondents feel that the present industrial sites are sufficient for Shifnal and no development should take place.

With regards to transport, it is felt that the location of the site would make it unsuitable for employment use as there is no public transport to and from the area. This makes it an unsafe and undesirable location to work in.

If development is to proceed on this site, it is thought that it would cause an increase of traffic and congestion. It is thought that the road facilities are unsuitable and would need to be developed before any development takes place. There is also a concern that the country lane and access points would not be considered safe for the potential increase of traffic.

Other respondents were concerned with flooding and drainage issues and the effect development would have on the local environment.

Protection should improve sustainability of Shifnal, otherwise could become dormitory town for Telford and Wolverhampton

If the land isn't protected now for employment use, could it be used at a later date for residential development which is unsuitable for Shifnal?

Those respondents who were in favour of development felt that employment opportunities should be encouraged, as it would help to develop a sense of community. It is also thought that land is needed for employment is more houses are to be built. Some respondents felt that currently there aren't enough jobs in Shifnal and any area that can offer places for employment should be kept for that use.

It is thought that the location and size of the site is a good sized area to promote light industrial use. There is plenty of space for existing businesses and a number of current units which are not occupied; thus allowing use at a later date. Some felt that the site could be developed as a mixed use development site of business and residential. The area could be screened without destroying the nature of the site, as well as allowing transport movement without disturbing nearby residents.

**Question 6: Do you agree with a target of 5 hectares of land for employment-related development, to be provided on sites SHI004 and ELR021?**

Answer Options	Online Responses	Paper Responses	Total	%
Yes	189	106	295	56.5%
No	178	49	227	43.5%
Total	367	155	522	

Many respondents were concerned with the level of development and road safety. Many respondents would prefer no development, that the proposed development is excessive and feel that there are suitable sites available for industrial use in Telford. It is thought that the Lamledge Lane site is sufficient. Growth targets are not the right way forward and this proposal is an attempt to encourage further development to the area; there is no such thing as employment related opportunities.

If the land is to be used for employment, it should only be used for employment related purposes only, rather than residential. Land which is currently used for employment purposes should stay as such.

Many respondents feel that the current road structure is inadequate and would not be able to cope with any further traffic. Any development on the site would result in congestion problems, especially along Aston Street. If development is to take place, industrial traffic must be routed away from the town centre.

There are concerns about development taking place on Greenfield land and the resulting loss of open space and woodland. It is thought that Greenfield site must be protected to prevent a loss of habitat and retain agricultural land. The land should only be developed if there is a genuine local need and many respondents are unsure as to whether there is.

Other issues raised by the respondents included issues of flooding and surface water drainage and whether the proposed development would have an effect on house prices. Some respondents felt that only ELR021 should be developed

Of those respondents who responded positively, it was felt that employment related development on these sites would provide potential opportunities to attract large enterprises. It was recognised by some that there is and will be a need for jobs within Shifnal, especially if more houses are to be built.

**Question 7: Do you agree with a target of 1,600 homes (804 more than have planning consent to date) for Shifnal over 2006-2026?**

Answer Options	Online Responses	Paper Responses	Total	%
Yes	35	11	46	8.3%
No	346	160	506	91.7%
Total	381	171	552	

Of those who responded and disagreed with the target of 1,600 homes, one of the main concerns is with the level of housing that is proposed. Many feel that too much growth will spoil character of the town and will ruin the integrity of Shifnal as a rural market town. The majority of respondents feel that the target growth is excessive and should stay at 800. According to one respondent, 800 houses is a 30% increase; more than Shifnal's fair share. It is thought that other market towns around Shropshire should have more housing being built, to alleviate the pressure from Shifnal. An increase in residential development will only result in an increase of jobs being needed, which may cause Shifnal to become a dormitory town. It is agreed that further housing is needed, but not to this extent; too many houses too quickly. Concerns that the housing built won't be affordable and young people will be priced out of the area. Springhill Trading Estate is thought to be the most appropriate housing site due to its accessibility into town and the inclusion of brownfield land. The number of houses on this site could be increased and the site at Coppice Green Lane taken out.

Any development will undoubtedly cause an increase of traffic, especially on Innage Road and Aston Street. Current road networks can barely sustain the population as it is and it is felt that any development would result in further delays and congestion, particularly during peak hours. Issues have been raised concerning the safety of the Aston Road/Bradford Street junction. Improvements to the road system are needed; traffic calming measures, road widening and a possible one way system to help alleviate traffic. Traffic should also be diverted around the town to help reduce congestion. Current car parking is also limited and would be insufficient for an increasing population.

Many respondents have concerns that the level of infrastructure is not sufficient for an increasing population. Many concerns surround the local schools and the doctors surgery; both at capacity and unable to withstand an increasing population. The area has no petrol station or leisure facilities, such as swimming pools and a cinema.

Other concerns include flooding and drainage problems, building on Greenfield land and the protection of the countryside.

Positive responses show that there is acceptance that the town needs to grow to develop services for future generations. Some feel that Shifnal has the community infrastructure to cope and should be considered one of the main locations for housing development. Development will allow the town to become more vibrant, with facilities and transport links.

**Question 8: Please tell us if there any other comments that you wish to make? (Please only comment on the Revised SAMDev Plan. Comments on any current planning applications should be made on the planning webpage.)**

The consultation has highlighted that there are a number of concerns surrounding the level of development proposed in Shifnal. Many respondents feel that too many houses have been proposed and the number is more than any other town in Shropshire; 800 houses are more than enough and should be reviewed after 2026. It is thought that the number of houses suggested for Shifnal is out of proportion and will result in a 60% increase of the size of the town, compared with other towns such as Albrighton where there is only a 14% increase. A balance is needed between housing and town centre facilities and further housing would destroy that balance.

The proposed development will destroy Shifnal's integrity as a market town and as a result will become a suburb of Telford. Green space will be swamped by development, ruining the character of the area. Building on countryside and on Greenfield land will destroy what open space is left in Shifnal. It is felt that there would be environmental impacts and negative effects on local wildlife. There are protected trees and species such as Great Crested Newts on site; extensive habitat mitigation measures would need to be undertaken. One response from a local resident states, *"Shropshire Council should adhere to existing greenbelt boundaries for Shifnal. Councils own preferred options show there are more than enough suitable sites within Shifnal."*

It is felt by many respondents that there isn't the infrastructure to cope with an increasing population; the existing infrastructure is unable to meet current demands. Schools are already at capacity and medical practices can't cope with current demand. The construction of a supermarket would have a serious detrimental effect on Shifnal's independent shops. Whatever development is approved must be matched by improvements in community infrastructure, as more investment is needed in providing local amenities.

Many respondents feel there are and will be issues with Shifnal's road infrastructure. There are already problems concerning the current volume of traffic, further development to the town would cause major delays and congestion problems, particularly around Aston Street and Haughton Road. Further traffic would cause issues of road safety, especially during school drop off times. It is felt that maybe a ring road is needed around Shifnal to deal with excess traffic. Any highways improvements must include Haughton Lane and traffic calming measures are needed.

Any development would cause issues of flooding, particularly around Wesley Brook and Park Lane. Priorslee reservoir doesn't have the capacity for further development. If development is to take place, areas of open water need to be effectively managed. There is a concern that development will also cause a problem with surface water drainage.

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Other issues raised include the level of housing that will be affordable and having development on brownfield sites rather than building on Greenfield. One respondent was concerned that Haughton Road and the Uplands were originally classed as alternative sites and instead are now part of SAMDev.

One respondent had the following suggestion, *“sell off a narrow strip of the large playing fields at St Andrews Primary School fronting Wolverhampton Road to enable a residential development there and put the sale proceeds towards building a new St Andrews School on the (slightly smaller) site to replace the existing buildings that are becoming rather tired and in need of major renovation. The existing school could remain operational whilst the new school is being built within the playing field land.”*

The consultation also highlighted some positive response from local residents. It was felt that the proposed development sites were logical as they are bounded by existing infrastructure. Affordable housing is needed in Shifnal; without future development of social housing, people may be priced out of the area.

## Shrewsbury Place Plan Area

### *Shrewsbury*

**Q1: Do you agree that Land at Ditherington Flaxmill (SHREW198- part) should be allocated to accommodate mixed uses including approximately 120 dwellings?**

The majority of respondents (27 out of 32, 88%) agree to the land being used for mixed use development. There is also support for the development from English Heritage. Of those who disagreed, there was a concern about the existing listed buildings currently on the site.

**Q2: Do you agree that, for the Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128/ELR64, 67 and 68), the reference to the relocation of the Park and Ride facility should be removed from the policy guidelines, the previously proposed relocation site switched to housing land, the Land Use Plan amended accordingly and, as a consequence, the number of houses increased from 720 to approximately 750?**

Of the small majority of respondents (13 out of 22), 59% agreed with the proposal. Few respondents provided any comments on the proposal. A single comment was made against any development taking place on Greenfield land. Other concerns were raised about access off Welshpool Road and potential traffic and parking problems. It was also felt that there could be environmental impacts surrounding the developments which may result in ecological damage.

**Q3: Do you agree that Land at Weir Hill Farm/Robertsford House, Preston Street and Land off London Road (Reserve Site) (Site SHREW027– parts) should be combined into one site for 550-600 houses in two parts with separate access points and with the eastern edge of the development area pulled further back from the river corridor? (See questions 5 and 6 for the two parts separately).**

Of those who responded, only 9 out of 25 (36%) agreed that the land should be combined into one site. Concerns about the proposal were raised about the increase of traffic along Preston Street and London Road as well as highway safety and noise levels. Both proposed access routes are thought to be potentially dangerous. It was felt that all new homes should be accessed via London Road and that potential traffic problems would just be shifted from Preston Street to London Road. Some respondents raised the issue about drainage and the risk of potential flooding. There is a concern about how the existing water supply will cope with further demand. It is also noted that the proposed level of housing may cause a detrimental effect on local wildlife and the surrounding countryside.

**Q4: Do you agree that Land at Weir Hill Farm/Robertsford House, Preston Street (Site SHREW027 – part) should be reduced from 400 to 150 houses accessed off Preston Street, subject to highway improvements to Preston Street and the Column roundabout, new open space to Preston Street and landscape buffer to Sunfield Park?**

Of those who responded, 57% (15 out of 26) disagreed with any level of development on the site. The main issues which were raised centre around traffic concerns and the safety of the residents. It is thought that the proposed housing development will cause a further problem with the existing water supply and drainage problems, as it is felt that these facilities will not be able cope with the increased level of housing. There was a consensus that brownfield sites should be used for housing sites and not Greenfield land. Of those who agreed with the proposal, it was felt that the reduction of houses was more suited to the character of the area.

**Q5: Do you agree that the former reserve site for 300-400 houses, Land off London Road (Site SHREW027 – part), should be allocated for between 400-450 houses**



**(incorporating part of site formerly put forward off Preston Street), subject to access off London Road?**

The majority of respondents (17 out of 25, (68%)) disagreed with the proposal. It is felt that the level of development is not sustainable to the area and cannot be supported by the current level of infrastructure. The allocation for houses would result in major traffic congestion, as it is thought these particular streets are not designed to cope with the increased level. There are also concerns regarding access off Preston Street and the potential dangers of an increased volume of traffic. Some respondents did agree with the proposal, in that they felt the proposed development was required for the growth of the town.

**Other general comments surrounding the proposed development at Preston Street**

Some respondents have provided general disagreements with all of the proposed developments around Preston Street. There have been issues raised concerning congestion and parking problems and a general consensus that the existing road network around the column roundabout cannot be improved and therefore will not be able to deal with the increased number of vehicles. As a result this may result in pedestrian safety. There is also a concern about access at the junction of Preston Street and Portland Crescent. Some of the respondents feel that proposed developments will have an adverse reaction on local wildlife and cause severe environmental problems. It has been questioned about how suitable the land is for development; the potential drainage problems and an increased risk of flooding. Other comments raised include the economic impacts on local businesses, the insufficient level of local infrastructure to support more houses and the use of Greenfield land for development.

**Q6: Do you agree that the allocation of Land off Shillingston Drive (Site SHREW105) – should be reduced from 250 to 230 houses, with reference to provision of additional open space/buffer area alongside the public footpath on the south-eastern boundary of the site, traffic management measures as may be required to Shillingston Drive and Battlefield Road, and a bond to provide a financial contribution to future junction improvements if necessary?**

Only a small number of people responded to this and of those who did, 14 out of 19 (73%) agreed with the proposal. Of those who didn't agree, concerns were about environmental damage, particularly as the site is adjacent to Lion Coppice. It is felt that the development would cause ecological damage due to the unique nature of the development.

**Q7: Do you agree that the former reserve site, Land North of London Road (Site SHREW001– part) be allocated for approximately 50 dwellings, with the eastern edge of the development area pulled further back from the river corridor and subject to appropriate landscaping to minimise visual impact on the corridor?**

Only a small number of people responded to this and of those who did 57% agreed that the development needs to be moved away from the river corridor. Some of the general comments include wildlife concerns and access between SCAT and the crematorium. It is also thought that the pedestrian link between London Road and the river could be improved thus improving the value of the area.

**Q8: Do you agree that Shrewsbury South SUE Land Use Plan should be amended to increase the area of open space at Sutton Grange, increase the potential extent of the Local Centre (subject to need and demand) and clarify the scope for mixed use development in the Oteley South character area?**

The majority of people (15 out of 19 respondents (78%)) agreed with proposal to increase the area of open space. Those who commented were concerned about the ecological value of the site and commented on how having open space will provide a buffer to the Rea Brook LNR thus improving the ecological value of the area.



**Q9: Do you agree that the Primary Shopping Area should be extended at Castle Gates and at Wyle Cop, with those areas being shown as 'Secondary Frontage'?**

Only a small proportion of people responded to the question, but of those who did 63% (10 out of 16) agreed.

**Q10: Do you agree with the proposed change to the development boundary at Sundorne Road between the former Territorial Army buildings and new medical centre?**

Only a small proportion of people responded to the question, but of those who did 76% (13 out of 17) agreed. No comments were made about the proposal.

**Q11: Do you agree with the proposed identification of a new development boundary around the curtilages of existing residential properties at the southern end of Shepherd's Lane, Bicton Heath?**

Only a small proportion of people responded to the question, but of those who did 75% (12 out of 16) agreed. General comments have been made against the proposal.

**Q12: Do you agree with the existing employment sites and areas in Shrewsbury proposed to be safeguarded as shown on the map?**

Only a small proportion of people responded to the question, but of those who did 86% (13 out of 15) agreed. No comments were made about the proposal.

**Alternative sites**

New area of land proposed for Calcott Lane

**Reserve sites**

SHREW001: Reduction of houses needed

**Other Preferred Sites**

SHREW212: Increase of traffic between Shrewsbury and Bayston Hill

SHREW095: Comments against the proposal due to its location

***BASCHURCH***

**Q13: Do you agree that BAS017 (Land to West of Shrewsbury Road) should be allocated for up to 30 dwellings and provision of land for a medical centre and associated parking?**

**Q14: BOMERE HEATH Do you agree that Leaton and Dunns Heath should be removed as Community Cluster settlements?**

A slight majority (11 out of 16, 69%) agreed with this. The rural character of the area should be preserved against any future development. Development would only result in an increase of traffic and congestion.

**Q15: Do you agree that a development boundary should be identified for Bomere Heath on the basis of the current Local Plan boundary (amended to include the site proposed to be allocated for development, if this is confirmed)?**

The majority agreed with this (13 out of 16, 81%) 1 comment made about the application: Not happy about the inclusion of the recreational site if this site is to be allocated for development.

### **NESSCLIFFE**

#### **Q16: Do you agree that the overall housing target should be reduced from 50 to approximately 30 dwellings for Nesscliffe?**

Comments made for and against the proposal. 19 out of 29 respondents (66%) agreed with the proposal. Nesscliffe is seen as the only sensible location for housing, as new housing should be close to the services that are available. The area has the capacity for more housing; however the outlying areas of Nesscliffe should remain as countryside. It was felt that if development had to take place, it should only be for affordable housing and the development should be in plots of 10.

Of those who were against development, it was felt that there should be no development on the site at all

### **ALBRIGHTON**

#### **Q17: Do you agree that Albrighton should be identified as a Community Cluster settlement for limited infilling development/conversions, with a target of approximately 5 dwellings ?**

The majority of respondents (13 out of 14 (93%)) agreed with the statement and felt that the right number of potential dwellings had been identified appropriately,

#### **Q18: DORRINGTON, STAPLETON and CONDOVER Do you agree that land to the rear of the Old Vicarage (part of DOR017) with access off Church Road should be allocated for 16 dwellings?**

Some respondents disagreed with the proposal as it would adversely affect greenfield land. The majority of respondents agreed with the proposal and felt the location of the proposed development was correct.

#### **Q19: Do you agree with the amended development boundary for Dorrington?**

The majority of respondents agreed with this and responded positively to the inclusion of the whole site for development.

#### **Q20: Do you agree with the amended housing target for Dorrington of 30-35 houses (from 30) to reflect the addition of site DOR017?**

Comments made to include a further piece of land.

### **FITZ, GRAFTON and NEWBANKS**

#### **Q21: Do you agree that Forton Heath and Mytton settlements should be removed from this Community Cluster?**

11 out of the 15 respondents (73%) agreed with the proposal. No comments were given.

#### **Q22: Do you agree with the amended target for the Community Cluster of 5-6 additional houses (in addition to recent consents)?**

9 out of 15 respondents (60%) agreed with the amendment. No comments were made in support of this. 1 comment made about the number of houses proposed

### **GREAT NESS, LITTLE NESS, WILCOTT, HOPTON/VALESWOOD, KINTON and FELTON BUTLER**

#### **Q23: Do you agree that Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler, should be identified as a Community Cluster for limited infilling/conversions only, with an overall target of 10-15 houses?**

There is an even split between those residents who agree (48%) and those who disagree (48%) with the proposal. Concerns were raised about the general development of the site. It was felt that the land should stay as open countryside and only grant small scale planning applications. Some residents felt that as the areas proposed are hamlets and have no services, not only would there be no services provided for future housing, the increase of

dwellings would result in more traffic and congestion along small country lanes. It was also felt that development would be an exploitation of rural areas purely for economic gain. Of those respondents who did agree, it was felt that infilling was acceptable but only to a limited extent and the houses that were built should be only made available to local people.

**HANWOOD and HANWOOD BANK**

**Q24: Do you agree with the reduction in the area of the proposed allocation site West of School (Site HAN011/R), with a consequential reduction in number of houses on the site to approximately 25 houses?**

Only 12 out of 18 respondents (67%) responded to and agreed with this. However no comments were made. Concerns were raised about the increase of traffic through Cruckton, which may cause a danger to local residents. There were concerns that commuter traffic entering Hanwood from Pontesbury direction would not tolerate being delayed by traffic calming measures and Cruckton would become a 'rabbit run'. Concerns were also raised about the danger to pedestrians, cyclists and those on horseback. It is thought that road safety will only get worse from the increase of traffic, especially if there is a lack of traffic cameras where necessary.

**MONTFORD BRIDGE WEST (Montford Parish part)**

**Q25: Do you agree that Montford Bridge West should be identified as a single Community Cluster settlement rather than linked with Bicton village?**

10 out of 14 respondents agreed with this, but no comments were given. Objections made against the application

**MYTTON**

**Q26: Do you agree that Mytton should be identified as a single Community Cluster settlement, with a target of 5 houses?**

11 out of 19 respondents agreed with this, but no comments were made either for or against.

**WALFORD HEATH**

**Q27: Do you agree that Merrington and Oldwoods settlements should be removed from the Cluster, with Walford Heath identified as a single Community Cluster settlement, with a target of 6 dwellings (in addition to 10 already approved)?**

The majority of people agreed with this statement (10 out of 14, 71%). No comments were given in support. Few disagreed and of those who did, it was felt the local countryside would be affected.

**Other Comments**

It was felt that the consultation period should not have scheduled during the holiday period. There is much support for the re-opening of Baschurch train station. Land south of Radbrook should not be developed. SAMDev is an exploitation of rural areas and no houses should be built.

## Wem Place Plan Area

### **Q1: Do you agree that the overall housing target for Wem should be should be reduced from 800 to 500 dwellings over the Plan Period?**

The majority (63% of 19 respondents to this question) support the proposed reduction in the housing target, although some respondents, including the Town Council, remain concerned about the availability of local employment and infrastructure capacity to accommodate even the reduced level of growth. Other respondents consider that Wem is a sustainable settlement which could accept a higher number of new dwellings than the number proposed, pointing out that new housing would help support the town's existing shops and services.

### **Q2: Do you agree that the allocation of WEM003a, being Land of Pyms Road, should be reduced from 300 to 100 dwellings?**

The majority (75% of 16 respondents to this question) support the proposed reduction in the size of the proposed allocation for this site, although many respondents, including the Town Council, remain concerned about the additional burden which they consider even this level of development will place on local services and facilities. Other respondents recognise that, of the available sites, this site represents the most sustainable option for new housing development in Wem.

### **Q3: Do you agree that the allocation of site WEM012, being Land at Tilley, should be reduced from 30 to 10 dwellings?**

The majority (65% of 17 respondents to this question), including the Town Council, do not support the proposed reduction in the size of the proposed allocation for this site since the site is considered inappropriate for any scale of development due principally to flooding, traffic and sewerage issues. The Shropshire Wildlife Trust welcome the reduction in size in the site as this is likely to reduce biodiversity impacts on the River Roden. The agents for the landowner are disappointed with the reduction and point out that development is likely to deliver positive drainage benefits for the locality.

### **Other Issues:**

A number of site promoters consider that the current preferred options sites are unjustified and perform less well against the assessment criteria than their alternative sites. Concern is expressed about the potential for development on the east side of the level crossing, which would exacerbate a situation which is already considered dangerous. Some concern is expressed about the need for the preferred employment site on Shawbury Road in light of the existing availability of established employment sites, the impact of development on a gateway site to Wem and noise and drainage concerns.

## **SHAWBURY**

### **Q4: Do you agree with the removal of the employment land adjacent to Shawbury Industrial Estate?**

All three respondents to this question support removal of the proposed allocation. This is consistent with the Parish Council's established views.

## **MYDDLE and HARMER HILL**

### **Q5: Do you agree that the settlements of Myddle and Harmer Hill should be a Community Cluster?**

All six of the respondents to this question supported the proposed Community Cluster to provide for sustainable growth in the parish.

**Q6: An overall target of approximately 50 dwellings over the plan period is proposed for the Cluster. As there is already planning approval for 33 properties in the Parish, this would allow for a further 20 properties. Do you think that the target of a further 20 dwellings to be built within the parish of Myddle and Harmer Hill by 2026 is appropriate?**

The majority (57% of 7 respondents to this question) support the proposed target of a further 20 dwellings. However, some respondents consider this to be too low citing the fact that responses to the recent Community Led Plan show that there is a level of community support for over 50 dwellings and for development around the edge and beyond the current development boundary.

**Q7: Do you agree that development within Myddle and Harmer Hill is limited to infill development within the existing development boundary**

Whilst the majority (50% of 6 respondents to this question) support limiting new development to infill, there are concerns that there is insufficient land available within the existing development boundary to provide for the proposed level of infill development. Infill dwellings can change the character of a village by eroding its existing green space and changing the housing density. Instead, it is suggested that we should allocate small housing sites adjacent to the existing development boundary.

**WHIXALL, HOLLINWOOD, WELSH END, PLATT LANE, STANLEY GREEN, DOBSONS BRIDGE, BROWNS BROOK and MOSS COTTAGES:**

**Q8: Do you agree that the Community Cluster should be removed, returning the settlements to 'Open Countryside'?**

All 8 respondents to this question support returning the settlements to 'Countryside Status'. The Parish Council advises that it may wish to review the sustainability of this position in future. However, the issue is divisive and some concern was expressed about this caveat by local residents.

#### **OTHER ISSUES**

Concern is expressed by agents for a landowner in Hadnall that the fact that it has chosen not to 'opt-in' means that the settlement has effectively been discounted and no housing allocation has been made. They consider that the village is a hub which provides a variety of facilities and that it should therefore be allocated some additional housing to sustain these local services.

## Whitchurch Place Plan Area

### *Whitchurch*

#### **Q1. Do you agree with the proposed increase in the preferred housing target for Whitchurch from 1000 to 1200 dwellings between 2006 and 2026?**

There were 63 responses to this question across all formats. A significant majority of these (79%) supported the proposed increase in the Whitchurch housing target from 1000 to 1200 dwellings over the plan period. Of those supporting the proposed increase there was recognition that this level of housing would help support the vitality of the town, and would meet the current demand for housing whilst supporting business growth. Of those who did not support the proposed increase there was concern this would lead to additional out-commuting should sufficient employment opportunities not be created, and that Whitchurch should not cater for under provision in other towns. There was concern raised over the level of proposed 'windfall' allowance and that further provision should be made through specific allocations to ensure delivery. Some respondents felt a higher housing figure would be more appropriate to support the vitality of the town, including Whitchurch Town Council who supported a figure of 1700 dwellings in the plan period.

#### **Q2. Do you agree with the proposed new housing allocation at the Oaklands Farm (WHIT051) for 60 dwellings?**

There were 52 responses to this question across all formats. A majority of these (65%) did not support the proposed allocation, whilst 35% were in support. Of those objecting to the proposal few gave specific reasons, although there was concern expressed about the use of this greenfield site ahead of other brownfield options in the town, and that this particular site did not benefit from a northern defensible boundary. It was noted that the applicants would need to take account of the site's ecological features, especially ditches and watercourses. Another comment was concerned about the impact the site may have on additional commuting through the town towards Chester and Manchester. In support of the site, it was acknowledged the site would help support the delivery of employment provision at the adjoining Waymills proposed allocation and that the on-site sewerage capacity would support residential development.

#### **Q3. Do you agree with the removal of the proposed housing allocation at Liverpool Road (WHIT008)?**

There were 52 responses to this question across all formats. A significant majority (94%) supported the proposal to remove WHIT008 as a proposed residential allocation, with only 6% continuing to support the site's inclusion. The key concerns expressed by those supporting the site's removal were over the potential highway impact on local traffic infrastructure, including along Wrexham Road, and that the site would lead to the over-development of the area.

#### **Q4. Do you agree with the removal of the proposed housing allocation at Wrexham Road (WHIT037)?**

There were 55 responses to this question across all formats. A significant majority (93%) supported the proposal to remove (WHIT037) as a proposed residential allocation, with only 7% continuing to support the site's inclusion, including the site's promoter. The vast majority of those supporting the site's removal were local residents who pointed to the concern they had over highways impact along Wrexham Road and the associated congestion and safety issues. Those who continue to support the site's inclusion were predominantly the site promoters who pointed to lack of technical rationale for its removal, the highway mitigation



and improvement measures proposed, and the continuing assertion that the site offers a natural and sustainable extension to the town.

**Q5. Do you agree with the proposed increase in housing numbers at the preferred Tilstock Road site allocation (WHIT009) from 307 to 500 dwellings?**

There were 58 responses to this question across all formats. A significant majority (84%) supported the proposed increase in housing numbers on the WHIT009 site, with 16% opposed to the increase. Of the respondents supporting the increase there were several comments made recognising the proposal's community benefits and general consensus that the location of the site was sustainable, would impact least on other properties, offered good access links and is close to the town's employment sites. Whitchurch Town Council supported the increase.

Of those who objected there was concern the proposed increase was too large. Welsh Water advised that further hydraulic modelling would be required and this should be funded by potential developers at the pre-application stage. Others felt the increase would lead to too high housing densities on site, would mean further greenfield development, and that limited weight should be given to the community benefits as their delivery was uncertain.

**Other Comments on Whitchurch**

A range of other comments were made on the SAMDev for Whitchurch which are summarised below:

New Site Options:

- Site north of the Grove is proposed for additional housing.

General comments:

- The development boundary for the town should encompass land to the east of WHIT047 (east of Station Road) to enable this site to be redeveloped commercially or for housing;
- Should not just fill in the packets of land to the by-pass as should keep some areas rural;
- Need for traffic installation of further traffic calming measures to avoid rat run through the town centre;
- Should develop brownfield sites first, such as the former dairy site at Mile bank;
- Objection to the preferred Mount Farm allocation (WHIT046) due to highway safety issues at Haroldgate and drainage issues;
- Further support from the site promoter for Alport Road site (WHIT021), but draft policy MD3 should have flexibility on numbers at site specific level.
- Welsh Water responded stating that should all proposed development happen improvements would be required to the Waste Water Treatment Facility (WWTF) to be funded through their Asset Management Plan or by developer contributions. Specific comments were made on the following preferred options sites: *WHIT046 (Mount Farm)* *WHIT021 (Alport Road)*; *ELR33 (land north of Waymills)*; *ELR35 (land at Heath Road)*
- Improved sports and leisure facilities in the town would vastly benefit the whole community.
- There is a need for the urgent installation of further traffic calming measures to reduce the likelihood of commuting traffic rat running through the town centre and to encourage it to use the nearest access point onto the Whitchurch by-pass
- Support shown for inclusion of Old Dairy Site (WHIT031).
- Site south of Pear Tree Lane continued to be promoted - appropriate infill site and would work cohesively with another small site south of 44 Chester Road which adjoins the development boundary and provide formal links to the public open space and LNR and be offered for inclusion in this facility.



## **PREES COMMUNITY CLUSTER**

### **Q6. Do you agree with the removal of Prees Green, Lower Heath, Fauls and Sandford from the proposed Prees Community Cluster?**

There were 43 responses to this question across all formats. A majority (77%) of those responding supported the removal of Prees Green, Lower Heath, Fauls and Sandford from the proposed Community Cluster, whilst 23% disagreed with the proposal. The Parish Council supporting the proposal arguing the settlements are not well defined and therefore development could easily become sporadic. The Parish Council also argued these areas don't have sufficient services which would result residents being reliant upon the car, and that there was additional concern over the poor safety record of the local roads.

Those objecting to the proposal argued the proposal would lead to the stagnation of already aging villages, and an increasing aged population in these areas. Others argued that most of the settlements did in practice share services and therefore should continue to be identified within the Cluster. There was also concern that approach was contrary to the rural rebalance policy in the Core Strategy, and that inward investment would be adversely affected due to the lack of CIL in those areas. More than one respondent questioned the evidence presented to support the removal of the settlements.

### **Q7. Do you agree with the inclusion of the site at Station Road (PRE005) as a 'reserve' site for approximately 13 dwellings to come forward if the Moreton Road allocation (PRE008) is considered unable to be delivered**

There were 49 responses to this question across all formats. A majority (65%) supported the inclusion of the Station Road site (PRE005) as a 'reserve' site for around 13 dwellings should the preferred Moreton Road site prove undeliverable, whilst 35% disagreed with this proposal. Of those supporting the scheme there were no additional comments provided. Those not supporting the scheme included the Parish Council. Several responses highlighted the lack of footpath connected to the site and that the narrowness of the road would mean it difficult to deliver footpath improvements. Associated with this there was concern expressed about the proposed two accesses to the site. Several responses highlighted the lack of defined/defensible boundary to the north of the site. Some responses argued that there are sewerage problems in this area of the village, although it should be noted no objection was received from Severn Trent Water to this end. The site promoter of the Preferred site at Shrewsbury Road questioned the need to identify a reserve site arguing there is additional capacity at his site should the Moreton Road site prove undeliverable.

## **Other comments on Prees Community Cluster**

A range of other comments were received relating to elements of the proposed Community Cluster in Whitchurch Rural / Ightfield & Calverhall parishes, which are summarised below:

- Concern over the preferred housing allocation at Shrewsbury Street (PRE002R, PRE011R PRE012R), in relation to the sewerage system in Brades Road, the width of highways and associated on street parking, the potential to increase the risks of flooding, and loss of environmental assets.
- In promoting their site at Station Road identified as 'reserve' in the Revised Preferred Options document, Planning Consultant Berry's considered the 'cluster' status of Prees to be insufficient for the role and scale of the village, and could in fact support a higher housing target. Consideration should be given to making the site a full allocation, to change the development boundary to include the site.

- In relation to Prees Higher Heath, there was a question over the continued not allocation of land for strategic purposes, and a proposal to develop around 12 properties on land at a property called “Berwick”, located adjacent the A41 on Heathwood Road.
- Further site promotion of land at Mill Lane (PHH009), Prees Higher Heath for approx 14 dwellings

### ***WHITCHURCH RURAL / IGHFIELD & CALVERHALL COMMUNITY CLUSTER***

#### **Q8. Do you agree with the proposed increase to the preferred housing target for the Community Cluster to 90 dwellings between 2013 and 2026?**

There were 39 responses to this question across all formats. A majority (82%) supported the increase in housing numbers whilst 18% disagreed. There were very few specific comments made on this question, although one respondent did raise concerns over the width of roads to accommodate this level of housing.

#### **Q9. Do you agree with the proposed increase to the preferred housing target for Tilstock to 50 dwellings between 2013 and 2026?**

There were 46 responses to this question across all formats. A majority (76%) supported the increase in housing numbers for Tilstock whilst 24% disagreed. Although in the minority, the majority of additional comments came from those opposed to the increase in housing numbers. A common theme was the lack of sufficient infrastructure in the villages to support the new housing, in particular drainage and road provision. The issue of drainage came up consistently with some respondents identifying the south of the village as a particular ‘hot spot’. A further concern was over the proposed access arrangements for the preferred Vicarage site to the south side of the village, and the impact this would have on the primary school’s peak time drop off and subsequent safety concerns. A further concern was raised over the pace of development and that the three proposed sites would also provide further opportunities for infill.

#### **Q10. Do you agree with the inclusion of a new preferred housing site at land north of Tilstock Lane (TIL002) for 13 dwellings?**

There were 42 responses to this question across all formats. A significant majority (90%) supported the proposed allocation of land to the north of Tilstock Lane (TIL002) for 13 dwellings, whilst only 10% disagreed. Of those supporting the site it was argued this site would cause the least disruption and would make the best use of the existing access to the village hall. Other responses highlighted that the development is on the right side of the village not to exacerbate the drainage concerns, and that there would be financial benefits to the village hall, although conversely a further comment argued the increased traffic flow of a new residential development would adversely impact on this area.

#### **Q11. Do you agree with the inclusion of a new preferred housing site at Land adjacent to Russell House (TIL008) for 12 dwellings?**

There were 43 responses to this question across all formats. A majority (77%) supported the inclusion of land adjacent to Russell House (TIL008) for 12 dwellings, whilst 23% disagreed. Again, most specific comments on this question site came from those opposed to the site’s inclusion. The main concern was the location of the site to the edge of the village, and in particular concern over the sustainability of the proposed community shop due to its location and overall need for such a facility. There was also concern expressed about the potential impact on the amenity of existing residents. The site promoter provided additional information on how the site would support the upgrading of the village’s drainage facilities and included the potential for the development to be self-contained through the use of a

BioDisc BE-BL High Performance Package Sewage Treatment Plant which would discharge to land to the south in the same ownership.

**Q12. Do you agree with the proposed phasing of development outlined below?**

There were 42 responses to this question across all formats. A majority (74%) supported the proposed phasing, whilst 26% disagreed. Those in support who made specific comments considered the phasing was appropriate and logical. However, a consistent theme of those who disagreed felt TIL002 should be included in the first phase as it was considered the most popular site in the village for housing. Another comment from the owner of TIL002 felt market forces should be allowed to dictate the pace of development rather than a phasing policy. There was also concern expressed that TIL001 (the Vicarage site) would in reality accommodate more than the proposed 25 dwellings.

**Q13. Do you agree with the inclusion of a new preferred housing site at land West of Ash Parva (ASHP002) for 10 dwellings?**

There were 50 responses to this question across all formats. A majority (72%) supported the proposed allocation, whilst 28% disagreed. However, it should be noted that a significant number supporting the proposal were not residents of either Ash Parva or Ash Magna. It is acknowledged that of those known respondents from Ash Magna and Ash Parva that out of 11 individual responses 9 were opposed to the scheme. In addition a petition signed by 25 residents of Ash (some of whom also responded individually) were opposed to the scheme.

Out of those opposed to the proposal there was general concern that the site was unsustainable as it would harm the appearance of Ash Parva as it would double its size, and would shorten the gap between the Ash Magna and Ash Parva. With regards the site's location some felt the site would actually end up being isolated without suitable access to services due to an insufficient footpath. A further point of concern was over the ability of the site to achieve safe access off Ash Road as it is in the 60mph zone and has poor visibility from the Ash Magna side due to a hedgerow on the road. Most of those objecting felt sites in Ash Magna were more suitable to accommodate development of this size, with some feeling that the split of development between Ash Magna and Ash Parva should be more representative of the relative sizes of their sizes and access to services.

The site promoter continued to offer support for the scheme, including a package of measures considered to mitigate and improve current infrastructure deficiencies, including the extension of the 30mph zone past Ash Parva going east, the formalisation of the existing footpath through the site to help link the two parts of the village, improved car parking provision in Ash Parva, the removal of the hedgerow to the west of the site to improve visibility for vehicles and enhancements to the nearby pond. Those locally in support of the site highlighted the need to encourage sustainable growth in Ash and that the proposed site would be ideal to support improvements to infrastructure given the package of measures being proposed.

**Q14. Do you agree with the proposed increase to the preferred housing target for Prees Heath to 10 dwellings between 2013 and 2026?**

There were 36 responses to this question across all formats. A significant majority (92%) supported the increase in housing target in Prees Heath to 10 dwellings, with only 8%. Of those that commented all agreed that the settlement was broadly sustainable and capable of accommodating the proposed growth.

**Q15. Do you agree with the inclusion of a new preferred housing site at the former Cherry Tree Hotel (formally known as the Witch Ball) and adjoining land for 5 dwellings?**

There were 40 responses to this question across all formats. A majority (82%) supported the inclusion of the site, whilst 18% disagreed. Of those who commented in support, it was considered the proposal would tidy up a dilapidated site and would re-use a brownfield site. Those who did not support the site's inclusion pointed to the potential for the premises to continue as a commercial business, and there was concern over the ability of the site to achieve safe access.

**Other Comments on Tilstock/Prees Heath/Ash/Ightfield/Calverhall Community Cluster**

A range of other comments were received relating to elements of the proposed Community Cluster in Whitchurch Rural / Ightfield & Calverhall parishes, which are summarised below:

- Consider that the views of residents have been misrepresented in the SAMDev reports, that insufficient consultation has taken place.
- Wanted it noting that the owners of TIL001 also own the best access to TIL002 via the driveway to the village hall and thus have a degree of control over whether or not the second site is developed. Further site concern over Sewerage system in Tilstock
- Concern expressed that Tilstock does not need multiple development sites at the same time.

## Appendix F.1: SAMDev Submission Plan Consultation Statement Addendum July 2014

### Overview

- 1.1 This addendum updates the Consultation Statement published in March 2014 alongside the SAMDev Pre-Submission Draft (Final Plan). This provides an updated position to reflect the consultation on the Pre-Submission Draft Plan. This addendum will now form part of the Submission documents and should be read alongside the Consultation Statement published in March 2014.
- 1.2 The following table updates the consultation phases involved in the SAMDev Plan's preparation:

<b>Production stage</b>	<b>SAMDev Consultation Document</b>	<b>Dates</b>
Production	Issues and options	2 April – 25 June 2010
	Preferred Options and Policy Directions	9 March – 20 July 2012
	Draft Development Management Policies	31 Jan - 28 <sup>th</sup> March 2013
	Revised Preferred Options	1 July - 23 August 2013
	Pre-Submission Draft (Final Plan)	March 2014
	Submission	July 2014
Examination	Examination in Public	Expected Autumn 2014
Adoption	Adopted Plan	Expected early 2015

## 2. Pre-Submission Publication Draft (Final Plan)

- 2.1 In line with regulations 17 and 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council made the SAMDev Pre-Submission Publication Draft Plan available for representations for 6 weeks between **17 March and 5pm on 28 April 2014**.
- 2.2 This stage of the plan preparation process was a lot more formal than previous stages, with respondents being asked to make representations on the 'soundness' of the Plan. In assessing the representations made, the Council has the ability to suggest a schedule of changes before they submit the plan to the Secretary of State for examination.

## 3. Consultation Process

### *Notification of the Pre-Submission Documents*

- 3.1 The publication of a pre-submission draft is a formal part of the plan's preparation. To a large degree consultation arrangements are set out by the Town and Country Planning (Local Planning) (England) Regulations 2012.

This stage asked respondents to make representations on the 'soundness' of the plan, rather than making more general comments. This more formal procedure was reflected in the consultation arrangements.

- 3.2 In line with Regulation 17 of the 2012 Regulations the proposed submission documents that were open for representations were:
  - a) The SAMDev Plan;
  - b) Submission Policies Map;
  - c) Sustainability Appraisal;
  - d) Consultation Statement; and
  - e) The evidence base documents used to inform the plan
- 3.3 In line with Regulation 19 and 35 of the 2012 Regulations the proposed submission documents were made available at each of the Council's Principal offices and at each Library during normal office hours. Documents a) to d) from the above list were made available in hard copy, whilst the various documents under category e) were made available via the website at each of these locations. Each of the above documents was made available on a dedicated webpage on the Shropshire Council consultation pages – [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev)
- 3.4 Appropriate consultation bodies were notified of the publication of the Pre-Submission Plan in line Regulation 35 of the 2012 Regulations and were sent the Statement of Representations Procedure (included below in Appendix F.1). E-mail was used as the predominant source of communication for all consultees. For Specific Consultation Bodies, where an e-mail address was unknown the Council sent letters instead.
- 3.5 As well as correspondence with the specific consultation bodies, e-mails were sent to all other respondents on the Council's consultee database where an e-mail address was known. This included general consultation bodies, as well as individuals and local organisations. In total over 2,000 organisations and individuals were directly contacted.
- 3.6 Press releases were issued and placed on the Council website in advance of the publication of the draft plan. Given the formal stage of the plan preparation process, and in recognition of the significant level of local consultation carried out in the formulation of the Plan, it was not considered appropriate for the Council to undertake specific local consultation meetings during this stage.

### ***Response Forms***

- 3.7 A standard representation response form was provided on the SAMDev Consultation webpages, alongside guidance notes on completing the form in relation to issues of 'soundness'. The response form is included below as Appendix F.2 and the guidance notes are included as Appendix F.3. An on-line version of the response form was also provided through 'survey monkey' and was made available on the same webpage.



- 3.8 In order for representations to be considered as 'duly made' they had to be submitted before the deadline. However, the Council continued to accept responses after the deadline and these will be submitted alongside the 'duly made' representations in order for the Inspector to assess.

***Summary of Responses***

- 3.9 In total the Council received 475 'duly made' representations were made by 281 respondents. A summary of the key Issues raised and the Council's responses and a full summary of each representation are included in separate documents to be submitted for Examination in July 2014.



## **Appendix F.1i): Statement of Representations Procedure**

### **Statement of Representations Procedure**

The following details accompany the publication of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan as required by The Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulations 19, 20 and 35. Shropshire Council has prepared the SAMDev Plan 2006-2026 and proposes to submit it to the Secretary of State under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

#### **The title of the Plan which Shropshire Council proposes to submit to the Secretary of State:**

Site Allocations and Management of Development (SAMDev) Plan

#### **The subject matter of, and the area covered by, the Plan:**

The SAMDev Plan sets out proposals for the use of land and policies to guide future development in Shropshire up to 2026 to help achieve the Vision and Objectives of the adopted Shropshire Core Strategy. It sets out development priorities for the Market Towns and Key Centres, the Community Hubs and Community Clusters, and sets out further detailed policies for the management of new development across Shropshire. It covers the whole of the administrative area of Shropshire Council (excludes Telford & Wrekin).

#### **The period within which representations on the SAMDev Plan must be received by Shropshire Council:**

Representations are invited on the 'soundness' of the SAMDev Plan. Representations can be made during the publication period which begins at 12.00pm on **17 March 2014** and ends at 5.00pm on **28 April 2014**. Representations received after this time will **not** be considered 'duly made'. The use of the representation form is strongly recommended as this will ensure that comments are related to matters relevant to the subsequent examination by a Planning Inspector. The representation form, and guidance on how to make a representation, can be downloaded from the Council's website at [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev) where an online version of the form is also available for use. All responses will be publicly available and cannot be treated as confidential, although address, telephone and email details will not be published.

#### **Address to which representations about the SAMDev Plan must be sent:**

Representations can be submitted by email, via the online form, or via post to the addresses below:

E-mail to: [planning.policy@shropshire.gov.uk](mailto:planning.policy@shropshire.gov.uk)

Via the post: **Planning Policy Team**

**Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND**

Online representation form available via: [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev).

Responses received by e-mail will be acknowledged.

**Representations may be accompanied by a request to be notified at a specified e-mail address of any of the following:**

- (i) When the SAMDev Plan has been submitted for independent examination,
- (ii) When the Inspectors Report of the SAMDev Plan is published, and
- (iii) Adoption of the SAMDev Plan.

**Inspection of the Proposed Submission documents:**

From 12.00pm **17 March 2014** the SAMDev Plan Pre-Submission Draft, Sustainability Appraisal, Consultation Statement, Policies Map and Statement of Representations Procedure are available to view and download from the Council's website at [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev).

Reference copies of the SAMDev Plan Pre-Submission Draft, Sustainability Appraisal, Consultation Statement, Policies Map and Statement of Representations Procedure are available for inspection during normal opening hours at our principal office:

**Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND**

They are also available for inspection during normal opening hours at:

**Bridgnorth Library, Listley Street, Bridgnorth, Shropshire, WV16 4AW**

**Ludlow Library, 7/9 Parkway, Ludlow, Shropshire, SY8 2PG**

**Oswestry Library, Arthur Street, Oswestry, Shropshire, SY11 1JN**

**Wem Library, High Street, Wem, Shrewsbury, Shropshire, SY4 5AA**

At other Shropshire Council libraries the SAMDev Plan Pre-Submission Draft documents and paper copies of the Policies Maps for that area *only* will be available for inspection during normal opening hours.

## Appendix F.1ii): Response Form



For Shropshire  
Council use

Respondent  
no:

### Shropshire Council Site Allocations and Management of Development (SAMDEV) Plan

**Pre-Submission Draft (Final Plan)  
17 March 2014 – 28 April 2014**

### Representations Form

Please note you can also make representations to the SAMDev Pre-Submission Draft using our online form via:  
[www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev)

This is a formal consultation on the legal compliance and soundness of the Site Allocations and Management of Development (SAMDev) Plan before it is submitted to the Secretary of State for examination by an Independent Planning Inspector. For advice on how to respond to the consultation and fill in this representations form please see the guidance notes available on the Council's website at [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev).

#### Your details: Who is making this representation?

Name:	
Organisation (if applicable):	
Address:	
Email:	
Telephone:	

If you are acting as an Agent, please use the following box to tell us who you are acting for:

Name:	
Organisation (if applicable):	

Address:	
Email:	
Telephone:	

## Your Representations

**Please note, you must use a separate form for each representation you wish to make.**

(Please refer to the accompanying Guidance Notes on Making Representations when completing this section)

In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

--

Is your representation in support or objection? (please tick as appropriate)

<b>Support</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>
<b>Object</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

<b>Legally compliant</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>
<b>Sound</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>

If your representation considers the SAMDev Plan is not sound, please say whether this is because it is not (*Please tick all that apply*):

<b>Positively prepared</b>	
<b>Justified</b>	
<b>Effective</b>	
<b>Consistent with National Policy</b>	

**In the box below please specify your reason for supporting or objecting.** If you are objecting, you should make clear why the document is unsound having regard to the issues of 'legal compliance' or whether the document is not positively prepared, justified, effective or not consistent with national policy (Continue on a separate sheet if necessary).

--

**Please use the box below to explain the changes you think should be made to the SAMDev Plan in order to make it legally compliant or sound?** You should explain your suggested revisions to the policy, paragraph or section of the Policies Map, and why this change would make the plan legally compliant or sound. Please be as precise as possible (Continue on a separate sheet if necessary)

Please be sure that you have provided all the information necessary to support your representations and any changes you are proposing. After this stage you will not be able to make any further representations about the SAMDev Plan to Shropshire Council. Any further submissions will only be possible at the invitation of the Inspector conducting the examination, who may seek additional information about the issues he/she has identified.

**Do you consider it necessary to attend and give evidence at the examination?**

Yes, I wish to give evidence about my representation at the examination.

No, I wish to pursue my representations through this written representation.

If you wish to attend the examination, please explain why you think this is necessary in the box below:

**Do you wish to be notified of any of the following?** *Please tick all that apply. We will contact you using the details you have given above.*

When the SAMDev Plan has been submitted for examination	
When the Inspector's Report is published	
When the SAMDev Plan is adopted	

**Please return this form by 5pm on Monday 28 April 2014**

**You can e-mail it to:**

[Planning.policy@shropshire.gov.uk](mailto:Planning.policy@shropshire.gov.uk)

**Or return it to:** Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

**Please note, we will acknowledge receipt of representations made by e-mail.**

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. The Council will place all the representations and the names of those who made them on its website, but will not publish personal information such as telephone numbers, emails or private addresses. By submitting a representation on the Pre-Submission SAMDev Plan you confirm that you agree to this.

## Appendix F.1iii): Guidance Notes on Making Representations



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

Pre-Submission Draft (Final Plan) 17 March – 28 April 2014

### Guidance Notes for Making Representations at Pre-Submission Publication Stage

#### 1. Introduction

- 1.1 The Site Allocations and Management of Development (SAMDev) Plan has been published in order for representations to be made prior to its submission to the Secretary of State. Once submitted the representations made will be considered alongside the published SAMDev Plan by a Planning Inspector as part of the examination stage.
- 1.2 The Planning and Compulsory Purchase Act 2004 (as amended) states that the purpose of the examination is to consider whether the SAMDev Plan complies with the legal requirements, the duty to co-operate and is sound.
- 1.3 These guidance notes are intended to help anyone who wishes to make a representation on the publication version of the SAMDev Plan and are based upon advice from the Planning Inspectorate.

#### 2. The Representations Form

- 2.1 We recommend that representations are made using the Representation Form provided. The Representation Form is available in two formats on Shropshire Council's website. A Word version of the form can be downloaded from the website whilst an on-line 'survey monkey' version of the form is also available. Both versions of the form ask the same questions. Both versions can be accessed on the Shropshire Council website at [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev).
- 2.2 The period for making representations runs for 6 weeks from **12.00pm on Monday 17 March until 5pm on Monday 28 April 2014**
- 2.3 The Representations Form provides the opportunity for you to either object or support the SAMDev Plan Pre-Submission Draft. It asks you to provide the section of the Plan you are making your representation on and whether you consider it to be 'legally compliant' and 'sound'. Specific guidance on what these terms mean is provided below.



- 2.4 This is a very formal stage of consultation and must be in line with national legislation and regulations. It is therefore very important representations relate to the legal compliance and/or soundness of the Plan and are made within the 6 week representations period in order to be considered as duly made. Representations made after the 28 April 2014 and which do not relate to either the legal compliance or soundness of the plan will continue to be submitted to the Secretary of State but may not be considered as part of the examination into the Plan.

**If you have more than one representation you wish to make on the Plan, please be aware it is important that you use a separate form for each. For instance, if you wish to make a representation on two different policies you will need to complete two separate Representations Forms.**

### **3. Legal Compliance and Duty to Co-operate**

- 3.1 The Inspector appointed to conduct the examination will first check that the SAMDev Plan meets the legal requirements under s20(5) (a) and the duty to co-operate under s20(5)(c) of the Planning and Compulsory Purchase Act 2004 before moving on to test for soundness.
- 3.2 You should consider the following before making a representation on legal compliance:
- I. The SAMDev Plan should be included within the current Shropshire Local Development Scheme (LDS) and the key stages should have been followed. The LDS The Shropshire Local Development Scheme is available at [http://shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-8YVD2S/\\$file/shropshire-lds-formal-publication-dec-2009.pdf](http://shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-8YVD2S/$file/shropshire-lds-formal-publication-dec-2009.pdf)
  - II. Community involvement in the preparation of the SAMDev Plan should be in line Shropshire Statement of Community Involvement (SCI), adopted in February 2011. The Shropshire SCI sets out how the Council will seek to engage and consult communities and organisations in the preparation of Development Plan Documents such as the SAMDev Plan. The SCI is available at [http://shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-8URCNQ/\\$file/statement-of-community-involvement-adopted-version-february-2011.pdf](http://shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-8URCNQ/$file/statement-of-community-involvement-adopted-version-february-2011.pdf)
  - III. The SAMDev Plan should comply with the Town and Country Planning (Local Development) (England Regulations) 2012 (the Regulations). On publication Shropshire Council must publish the documents prescribed in the Regulations. The documents prescribed in the Regulations can be viewed at the places outlined in Paragraphs 2.1 and 2.2.
  - IV. Shropshire Council is required to provide a Sustainability Appraisal Report when SAMDev Plan is published. The SA Report should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.

- V. The SAMDev Plan must have regard to the Shropshire Sustainable Community Strategy. The Sustainable Community Strategy 2010-2020 was prepared by the Shropshire Partnership and was adopted by Shropshire Council in 2010. The document was subject to extensive local consultation but not to an independent examination. It is available at [http://www.2shrop.net/live/images/cme\\_resources/Users/Shropshire%20Partnership/Shropshire%20Partnership/Community%20Strategy/Shropshire-s-Community-Strategy-2010-2020.pdf](http://www.2shrop.net/live/images/cme_resources/Users/Shropshire%20Partnership/Shropshire%20Partnership/Community%20Strategy/Shropshire-s-Community-Strategy-2010-2020.pdf).

- 3.3 You should also consider whether the duty to co-operate has been complied with. The duty to co-operate came into force on 15 November 2011 and sets out the requirements that on for local Authorities submitting a Local Plan for examination must demonstrate constructive and active engagement with adjoining Local Authorities in the context of strategic cross boundary matters. The Planning and Compulsory Purchase Act 2004 (as amended) establishes that non-compliance with the duty to co-operate cannot be rectified after the submission of the SAMDev Plan.

#### **4. Soundness**

- 4.1 Soundness is explained fully in the National Planning Policy Framework in paragraph 182. The Inspector will need to be satisfied that the SAMDev is positively prepared, justified, effective and consistent with national policy. This is why it is important that representations made on the Plan need to relate to its 'soundness'. Each aspect of 'soundness' is explained below.

##### ***Positively Prepared***

- 4.2 This means the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. The NPPF has 12 principles through which it expects sustainable development can be achieved.

##### ***Justified***

- 4.3 This means that the SAMDev Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence, which includes:
- Evidence of participation of the local community and others having a stake in the area
  - Research/fact finding: the choices made in the plan are backed up by facts

- 4.4 The SAMDev Plan should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The Plan should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

##### ***Effective***

- 4.5 This means the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities. The plan should:
- Show sound infrastructure delivery planning
  - Have no regulatory or national planning barriers to delivery
  - Show delivery partners who are signed up to it: and
  - Show coherence with the strategies of neighbouring authorities

- be flexible and able to be monitored
- 4.6 The SAMDev Plan should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen. The Plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the plan should make clear that major changes may require a formal review including public consultation. Any measures which the Council has included to make sure that targets are met should be clearly linked to an Annual Monitoring Report.

***Consistent with National Policy***

- 4.7 The SAMDev Plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF).
- 4.8 If you think the content of the SAMDev Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:
- Is the issue with which you are concerned already covered specifically by any national planning policy? If so, it does not need to be included.
  - Is what you are concerned with covered by any other policies in Shropshire's Planning Policy documents, in particular the adopted Core Strategy? There is no need for repetition between Local Plans covering the same geographical area.
  - If the policy is not covered elsewhere, in what way is the SAMDev Plan unsound without the policy?
  - If the SAMDev Plan is unsound without the policy, what should the policy say?

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# **Appendix G**

## **Shropshire Site Allocation and Management of Development (SAMDev) Plan**

### **Sustainability Appraisal Report: Submission**

July 2014

*Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev)  
Plan:  
Sustainability Appraisal Report*

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## 1. Executive Summary

- 1.1 This Report explains the purpose of Sustainability Appraisal (SA) and how it fits in with the Strategic Environmental Assessment (SEA) process. The SEA process is similar to a sustainability appraisal but has a narrower focus. It evaluates the effects that certain plans have on the environment whereas sustainability appraisal assesses the impact of plans on the environment, *plus* the economy and the community. SEA is required by a European Directive which has been translated into UK law. The government encourages Local Authorities to combine SEA and SA in one report;
- 1.2 Shropshire Council carried out most of the SA work for the Site Allocations and Management of Development (SAMDev) in-house. The sustainability appraisal took place at the same time as the SAMDev documents were being prepared, published and consulted on. This means that we started work on it at the same time as we prepared the SAMDev documents in 2010;
- 1.3 This report summarises the sustainability appraisal process which has been undertaken at the various Plan preparation stages. We have also asked the public for comments on each sustainability appraisal of our SAMDev documents. This report also shows how the sustainability appraisal fits with the preparation of the SAMDev Plan.
- 1.4 The process of developing a method for sustainability appraisal requires an understanding of the main social, environmental and economic characteristics of Shropshire. From these, the key issues that should be considered if new development is to take place can be determined. After this, the sustainability objectives (or questions used to assess the sustainability of the policies in the SAMDev documents) can be drawn up. As the SAMDev Plan follows on from and implements the Core Strategy, the key issues and sustainability objectives used for the evaluation of SAMDev are the same as those used for the Core Strategy. They are as follows:

### Key Issues

- Promote adaptable and sustainable communities that nurture vitality and local distinctiveness;
- Avoid over-exploitation of existing resources and assets including cultural sites and areas and maximise their efficient use;
- Support rural regeneration which is compatible with environmental objectives and delivers increased prosperity for all;
- Overall scale of new housing development;
- Distribution of new housing development;
- Type and affordability of new housing;
- Quality and sustainability of new housing development;
- Location and distribution of economic development and employment growth;
- Level of employment land provision;
- Network and hierarchy of centres;
- Shrewsbury's strategic role;
- Development of tourism;

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- Safeguard, improve and strengthen environmental networks;
- Implement design guidance to deliver high quality places and spaces;
- Balance the economic and environmental impacts of mineral working;
- Maximise the environmental and economic benefits of greater resource efficiency;
- Providing adequate infrastructure, including utilities, transport infrastructure, green infrastructure and social infrastructure;
- Ensuring the Core Strategy can be effectively implemented by the many delivery partners;
- Use new development to reduce the need for car travel and encourage greater use of public transport, cycling and walking;
- Improve access to facilities and services and reduce isolation
- Reduce the negative impacts of traffic on the environment and society whilst ensuring vital and viable communities;
- Ensure continued improvements to public transport provision;
- Reduction of our carbon footprint and contribution to mitigation measures, including renewable, decentralised and low carbon energy;
- Adaptation to climate change.

### **Sustainability Objectives (SOs)**

1. Promote safer communities;
2. Provide a sufficient quantity of good quality housing, which meets the needs of all sections of society;
3. Promote a strong and sustainable economy throughout Shropshire;
4. Encourage high quality inward investment, and support existing businesses to expand and diversify;
5. Encourage a modal shift towards more sustainable forms of transport;
6. Reduce the need of people and businesses to travel;
7. Promote community participation in a diverse range of sporting, recreational and cultural activities;
8. Create active and healthier communities for all and reduce inequalities in health services;
9. Reduce Shropshire's contribution to climate change;
10. Adapt to the impacts of climate change;
11. Protect, enhance and manage Shropshire's landscapes and townscapes;
12. Preserve and enhance features and areas of archaeological, historical and cultural heritage importance;
13. Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage;
14. Protect and enhance Shropshire's water resources;
15. Improve local air quality;
16. Reduce the risk of flooding to people, property and wildlife;
17. Protect and improve soil quality and soil retention;
18. Ensure the efficient use of land and material resources;

## **1.5 Assessment of the policy options**

- 1.6 The sustainability objectives were used to assess the options put forward in the SAMDev Issues and Options document. Similarly, the objectives were used to

assess the Preferred Options, the Policy Directions, the Revised Preferred Options and lastly the Final Plan policies;

### **Consideration of alternative options**

- 3.1. The Core Strategy sets the framework for the development management policies. The Issues and Options stage outlined key policy themes based on the direction set by the Core Strategy. The Issues and Options consultation asked whether there were *'any other policy areas that you think we need to cover?'* Responses to this as well as the Issues and Options SA were taken into account in the preparation of the Draft Development Management Policies, Revised Preferred Options and Final Plan. However, once the Issues and Options stage was complete, policies were refined, developed, subject to SA and consulted on, but alternative approaches to each policy theme were not generated (Table 1). This approach to policy preparation is consistent with an iterative and responsive Plan process as envisaged by NPPG paragraphs 17 and 18; *'reasonable alternatives should be identified and considered at an early stage in the plan making process, as the assessment of these should inform the local planning authority in choosing its preferred approach'* and *'the development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals.'*
- 3.2. Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives to each policy was not applicable or practical. This is consistent with NPPG paragraph 18 which states that *'reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable'*
- 1.7 The following table shows how the policies have developed from the Issues and Options stage to the Final Plan stage.

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**1.8 Table 1: How the Final Plan policies were derived**

<b>Issues and Options Key Policy Themes</b>	<b>Preferred Options Policy Directions:</b>	<b>Revised Preferred Options</b>	<b>Final Plan Policy</b>
Managing the release of housing land	<b>MD1</b> Distribution of Development	<b>MD1</b> Scale and Distribution	<b>MD1</b> Scale and Distribution of Development
Sustainable Design	<b>MDxx</b> Design	<b>MD2</b> Sustainable Design	<b>MD2</b> Sustainable Design
Standards for open space, sport and recreation			
Sustainable water management			
Standards for open space, sport and recreation	Not included as a policy at this stage	Not included as a policy at this stage	Sustainable water management SPD
Sustainable water management	Not included as a policy at this stage	Not included as a policy at this stage	Open Space SPD
Type and affordability Housing	<b>MD2</b> Housing Sites and Management	<b>MD3</b> Managing Housing Development	<b>MD3</b> Housing Development
Managing the Portfolio of Employment Land	<b>MD3</b> Sites for Employment Use	<b>MD4</b> Managing Employment Development	<b>MD4</b> Managing Employment Development
	<b>MD4</b> Key Areas of Change	Not included as a policy at this stage	<b>S.16</b> Shrewsbury
	<b>MD5</b> Sites for Sand and Gravel Working	<b>MD5</b> Sites for Sand and Gravel Working	<b>MD5</b> Sites for Sand and Gravel Working
	<b>MD6</b> Gypsy and Traveller Sites	Not included as a policy at this stage	Gypsy and Traveller SPD
	<b>MD7</b> Sustainable Urban Extensions	Not included as a policy at this stage	<b>S.16</b> Shrewsbury
Managing the Greenbelt	MD8 Greenbelt and Safeguarded Land	<b>MD6</b> Greenbelt and Safeguarded Land	<b>MD6</b> Greenbelt
Development in the Countryside	<b>MD9</b> Managing Development in the Countryside	<b>MD7</b> Managing Development in the Countryside	<b>MD7</b> Countryside
Renewable Energy	<b>MD10</b> Infrastructure Provision	<b>MD8</b> Infrastructure Provision	<b>MD8</b> Infrastructure Provision
Managing the	<b>MD11</b> Existing	<b>MD9</b> Safeguarding	<b>MD9</b> Protecting

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Portfolio of Employment Land	Employment Areas and Established Employment Sites	and Improving Employment Provision	Existing Employment Areas
Planning for Vibrant Town Centres	<b>MD12</b> Town Centres	<b>MD10</b> Town Centres	<b>MD10</b> Retail Provision
Supporting Tourism	<b>MD13</b> Tourism Facilities and visitor accommodation	<b>MD11</b> Tourism and Leisure	<b>MD11</b> Tourism Facilities and visitor accommodation
Protecting the countryside and environmental networks	<b>MD14</b> Natural Environment	<b>MD12</b> Natural and Historic Environment	<b>MD12</b> Natural Environment
			<b>MD13</b> Historic Environment
Minerals and Waste Development	<b>MD15</b> Waste Management Facilities	<b>MD13</b> Waste Management Facilities	<b>MD14</b> Waste Management Facilities
Minerals and Waste Development	<b>MD16</b> Landfill	<b>MD14</b> Landfill and Land raising Sites	<b>MD15</b> Landfill and Land raising Sites
Minerals and Waste Development	<b>MD17</b> Mineral Safeguarding	<b>MD15</b> Mineral Safeguarding	<b>MD16</b> Mineral Safeguarding
Minerals and Waste Development	<b>MD18</b> Managing Mineral Sites	<b>MD16</b> Managing Mineral Sites	<b>MD17</b> Managing Mineral Sites

1.9 The significant effects of the Final Plan policies are shown in the table below.

**Table 2: SAMDev Final Plan Policies: Significant Effects**

<b>Final Plan policy</b>	<b>Significant effects</b>
<b>MD1:</b> Scale and Distribution of Development	The policy shows significant positive effects for providing a sufficient quantity of good quality housing, promoting a strong; stable economy and encouraging investment and supporting existing businesses.
<b>MD2:</b> Sustainable Design	The policy shows significant positive effects for promoting safer communities, providing good quality housing, promoting community participation, adapting to the impacts of climate change, protecting and enhancing landscapes, preserving historical and cultural heritage and protecting and enhancing biodiversity.
<b>MD3:</b> Managing Housing Development	The policy shows significant positive effects for providing a sufficient quantity of good quality housing to meet the needs of society.
<b>MD4:</b> Managing Employment Development	The policy shows significant positive effects for promoting a strong and stable economy and encouraging high quality investment and supporting existing businesses.
<b>MD5:</b> Sites for Sand and Gravel	The policy shows significant positive effects for the efficient use of land and material resources.
<b>MD6:</b> Greenbelt	The policy shows positive effects for a sufficient quality of good quality housing, helping to promote a strong, sustainable economy, encouraging high quality investment, promotes community participation, protects and enhances landscapes, protects biodiversity and geological heritage and protects quality.
<b>MD7a:</b> Managing Housing Development in the Countryside	The policy shows significant positive effects for protecting and enhancing landscapes, preserving and enhancing areas of historical and cultural heritage importance and protecting and enhancing wildlife habitats and sites of geological heritage.
<b>MD7b:</b> Managing Other Development in the Countryside	The policy shows significant positive effects for providing a sufficient quantity of good quality housing, promoting a sustainable economy, encouraging investment and allowing existing businesses to diversify, protecting and enhancing landscapes and preserving and enhancing areas of historical and cultural importance.
<b>MD8:</b> Infrastructure Provision	The policy shows significant positive effects for encouraging high quality investment and supporting existing businesses, reducing the contribution to climate change, protecting the townscapes, preserving and enhancing cultural heritage, protecting wildlife habitats,



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<b>Final Plan policy</b>	<b>Significant effects</b>
	protecting water resources and reducing the risk of flooding.
<b>MD9:</b> Protecting Employment Areas	The policy shows significant positive effects for promoting a strong economy and encouraging high quality investment and supporting existing businesses.
<b>MD10a:</b> Managing Town Centre Development	The policy shows significant positive effects for encouraging high quality investment and supporting existing businesses.
<b>MD10b:</b> Impact Assessment for Town and Rural Centres	The policy shows significant positive effects for promoting a strong and stable economy, encouraging new investment within towns and protecting and enhancing townscapes.
<b>MD11:</b> Tourism	The policy shows significant positive effects for promoting a string and stable economy, promoting community participation through cultural and recreational activities and protecting and enhancing townscapes.
<b>MD12:</b> Natural Environment	The policy shows significant positive effects for protecting and enhancing landscapes and townscapes and protecting wildlife habitats and biodiversity.
<b>MD13:</b> Historic Environment	The policy shows significant positive effects for protecting and enhancing landscapes and townscapes and preserving and enhancing areas of historical and cultural importance.
<b>MD14:</b> Waste Management Facilities	The policy shows significant positive effects for protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife habitats and biodiversity, protecting water resources and improving air quality.
<b>MD15:</b> Landfill	The policy shows positive effects for protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife habitats and biodiversity, protecting water resources and improving air quality, protecting and improving soil quality and ensuring the efficient use of land and material resources.
<b>MD16:</b> Mineral Safeguarding	The policy shows positive effects for promoting a strong economy and supporting investment and new businesses
<b>MD17:</b> Managing Mineral Sites	The policy shows positive effects for encouraging more sustainable forms of transport, protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife habitats and biodiversity, protecting water resources, improving air quality, reducing the risk of



Final Plan policy	Significant effects
	flooding and protecting and improving soil quality.

- 1.10 The assessment shows that there are no significant negative effects from the Final Plan policies. This means that no mitigation is required.

#### **Assessment of hub and cluster designation**

- 1.11 The Council has taken a localism based approach to determining the scale and distribution of development in the rural areas. This allows those communities outside the 18 market towns to *opt-in* to development (via the community hub or community cluster route). This approach creates only two options for rural settlements: they are either a hub/cluster, or they are classed as countryside. Policies CS5, MD7a and MD7b cover countryside settlements. These policies have already been subject to SA, so the non-designation of a settlement as a hub or cluster has not been appraised separately. Conversely, the designation of each hub and cluster has been subject to SA and any future designations will be similarly appraised.

- 1.12 The following areas do not have any hub or cluster settlements:

- Albrighton
- Broseley
- Church Stretton
- Highley
- Minsterley and Pontesbury
- Shifnal

A full list of all hub and cluster settlements (by the relevant market town area) is given in Schedule MD1.1 of the Plan.

- 1.13 The SA shows that there are no negative significant effects arising from the designation of any of the hubs and clusters. It was also the case that the same sustainability objectives had significant positive effects for the majority of hubs and clusters as follows:

- Providing a sufficient quantity of good quality housing to meet community needs
- Supporting a shift towards more sustainable forms of transport
- Reducing the needs of people to travel by providing access to key services.

- 1.14 However, the SA shows that effect on some of the environmental objectives differs depending on the individual hub or cluster. Although the assessment of the following objectives was neutral at this strategic stage, the more detailed site assessment process (see below) reflects these variations.

- Protecting and enhancing Shropshire's landscape
- Preserving and enhancing cultural and historical features
- Protecting wildlife habitats
- Reducing the potential risk of flooding

Any significant effects are then reflected in the development guidelines.

#### **The assessment of sites**

- 1.15 The site assessment process includes Sustainability Appraisal. The Sustainability Objectives were modified to allow a more meaningful assessment to be undertaken for sites (see Chapter 3). These Objectives then formed the Stage 2a assessment for those sites which passed the Stage 1 site assessment. A written summary of the outcomes of the Stage 2a assessment (the SA) was then included in the relevant Stage 2b assessment sheet. The SA summaries for all the sites consulted on at both the Preferred Options and the Revised Preferred Options stages can be found in Appendices D and F. The Stage 1, Stage 2a and 2b assessment sheets for all the sites considered by the Council form part of the evidence base for the Plan.
- 1.16 What the sustainability appraisal process has contributed**
- 1.17 The sustainability appraisal process has been integral to the preparation of the SAMDev Document. It has appraised the likely significant environmental, economic and social impacts of the policies and the site allocations throughout each stage of the development of the Plan:
- Issues and Options: levels of development, directions for growth, policy areas, opting in to development as a hub or cluster
  - Preferred Options: proposed site allocations and directions for policies
  - Draft Development Management Policies: draft development management policies
  - Revised Preferred Options; revised proposed site allocations
  - Pre-Submission Draft Plan (Final Plan): development management policies and site allocations
- 1.18 The Issues and Options document was subject to SA as it was prepared and the assessment was used in the development of the options. The SA for the Issues and Options document was consulted on at the same time as the Issues and Options document itself.
- 1.19 The outcome of the Issues and Options consultation on both the document and the SA was then used to prepare directions for development management policies and preferred site allocations. The latter included a process for assessing the suitability of sites for a housing, employment, minerals or waste allocation. As set out above, SA was an integral part of the site assessment process and contributed to the choice of sites. Comments were then sought during the consultation period for the Preferred Options document and its SA.
- 1.20 Similarly, the comments received from the Preferred Options document and its SA informed the Revised Preferred Options (sites) and Draft Development Management Policies documents. Sustainability appraisal informed the preparation of both documents and was consulted on at the same time as the documents themselves.
- 1.21 Lastly, the preparation of the Final Plan involved a consideration of the responses to the Revised Preferred Options consultations. This Report was prepared and comments invited during the Final Plan consultation period. A summary of the responses received is given in appendix H. Amendments have been made to this Report to provide clarification as a result of some of these comments.

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- 1.22 Representations on the Final Plan have informed a series of minor modifications to the Plan. As none of these represent substantial alterations to the Plan, no further sustainability appraisal has been undertaken.
- 1.23 The effects of the SAMDev Plan will be monitored using the indicators set out in the Sustainability Appraisal Scoping Report and these will be published every year in the Annual Monitoring Report.

## 2. Introduction

2.1 This Sustainability Report has been produced by Shropshire Council, in order to provide information on the Sustainability Appraisal (SA) of the Site Allocations and Management of Development (SAMDev) Plan. It details the outcomes of the SA for all the various stages of the Plan production and sets out how the sustainability appraisal process has influenced the SAMDev Plan. It complies with all the requirements set out in European Directives, Statutory Instruments and Acts of Parliament.

### **Compliance with the Planning and Compulsory Purchase Act**

2.2 Section 39 of the Planning and Compulsory Purchase Act 2004 requires a sustainability appraisal to be carried out on all Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) which a Local Planning Authority (LPA) produces. The SA process is integral to the production of DPDs and SPDs and it enables the LPA to assess the degree to which the plans and proposals contribute towards the achievement of sustainable development;

2.3 Sustainable development is defined as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”. The purpose of SA is to ensure that all DPDs and SPDs conform to the Government’s guiding principles of Sustainable Development, which are:

- Living within Environmental Limits;
- Ensuring a Strong, Healthy and Just Society;
- Achieving a Sustainable Economy;
- Promoting Good Governance;
- Using Sound Science Responsibly.

### **Compliance with the SEA Directive /Regulations**

2.4 Under Sections 19 and 39 of the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal (SA) is mandatory for new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The SA process for Development Plans also incorporates Strategic Environmental Assessment (SEA) (see below also) in accordance with the requirements of European Directive 2001/42/EC “*on the assessment of the effects of certain plans and programmes on the environment*” (The SEA Directive). The SEA Directive has been transposed into UK law through Statutory Instrument 2004 No 1633: The Environmental Assessment of Plans and Programmes Regulations 2004.

2.5 The SEA Directive requires a report to be produced detailing information that may be reasonably required, taking into account current knowledge and methods of assessment and the contents and level of detail in the plan or programme and its stage in the decision-making process. Information likely to be provided in the Environmental Report includes: the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative,

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synergistic, short, medium and long-term, permanent and temporary, positive and negative effects; an outline of the reasons for selecting the alternatives dealt with; and the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

- 2.6 Government Guidance (ODPM, 2005) promotes the integration of the SA and SEA processes into one report. The table below shows the way in which this SAMDev Sustainability Appraisal Report has followed the requirements set out by both the European Directive 2001/42/EC and the Environmental Assessment of UK Plans and Programmes Regulations 2004 (Part 3, Schedule 2 Regulation 12 (3)).

**Table 2: European Directive 2001/42/EC and the Environmental Assessment of UK Plans and Programmes Regulations 2004 Requirements and where they have been met**

<b>SEA Directive requirements</b>	<b>Where they have been met</b>
a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	SA Scoping Report and SAMDev Sustainability Report
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	SA Scoping Report
(c) the environmental characteristics of areas likely to be significantly affected;	SA Scoping Report
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	SA Scoping Report
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	SA Scoping Report
f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	SAMDev Sustainability Report
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or	SAMDev Sustainability Report

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<b>SEA Directive requirements</b>	<b>Where they have been met</b>
programme;	
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	SAMDev Policy Directions Sustainability Update and SAMDev Sustainability Report
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	SAMDev Sustainability Report
(j) a non-technical summary of the information provided under the above headings.	SAMDev Sustainability Report

This Sustainability Report fulfils the all the legal requirements for the sustainability appraisal of development plan documents.

## **Background**

### **Site Allocations and Management of Development (SAMDev) Plan**

- 3.1 Shropshire Council is at the final stage of preparing the SAMDev Plan, which will form part of Council's Local Plan, alongside the Core Strategy;
- 3.2 The Core Strategy was adopted in March 2011 and sets out the Council's vision, strategic objectives and broad spatial strategy to guide future development and growth in Shropshire during the period to 2026;
- 3.3 The SAMDev Plan sets out proposals for the use of land and policies to guide future development in order to help deliver the Visions and Objectives of the Core Strategy for the period up to 2026. As such the Plan can be consider in two sections; site allocations and development management policies;
- 3.4 The SAMDev Plan was prepared in 5 phases;
- Issues and Options (settlements and policy themes);
  - Preferred Options (site allocations and policy directions);
  - Draft Development Management Policies (policies only);
  - Revised Preferred Options (site allocations only);
  - Pre-Submission Draft (Final Plan) (site allocations and development management policies).
- 3.5 At the end of each stage a SAMDev Plan document was published for consultation and comments were invited from the public and other organisations such as the Environment Agency. These comments were then used to refine the document at the next stage. In this way the SAMDev Plan allocations and policies have evolved to reflect what the community and the council feel is important for Shropshire. The table below shows consultation periods for the SAMDev Plan documents.

**Table 3: Consultation Periods for SAMDev Plan Documents**

<b>SAMDev Plan Stage</b>	<b>Consultation period</b>
Issues and Options	2 <sup>nd</sup> April – 25 <sup>th</sup> June 2010
Preferred Options (sites and policy directions)	9 <sup>th</sup> March – 20th July 2012
Draft Development Management Policies (Revised Preferred Options stage)	31st January – 28 <sup>th</sup> March 2013
Revised Preferred Options(sites)	1 <sup>st</sup> July 2013 – 23 <sup>rd</sup> August 2013
Pre-Submission Draft (Final Plan - sites and policies)	March 2014



**Sustainability Appraisal and Links to Local Plan Processes**

- 3.6 Sustainability Appraisal has been carried out in parallel with production of the Local Plan documents. The first stage of the SA process is the production of the Scoping Report, which sets out the context, objectives, baseline and scope of the SA;
- 3.7 Shropshire Council’s SA Scoping Report was produced in 2008 during the preparation of the Core Strategy. This document sets out the methodology for carrying out sustainability appraisals for all of Shropshire’s Local Plan documents, enabling a consistent methodology and approach to be taken;
- 3.8 The SA framework of decision-making criteria cover the full range of environmental impacts stipulated by the SEA Directive and Regulations and the broad range of economic and social issues set out in the ODPM guidance on SA. Each objective is accompanied by several supplementary questions which act as an aid to the assessment process. The objectives and questions are set out in the table below.

**Table 4: SA Objectives and Supplementary Questions**

	<b>SA Objective</b>	<b>Supplementary Questions: Will the Plan Option / Objective / Policy?</b>
1	Promote safer communities	<ul style="list-style-type: none"> <li>• Encourage new development to design out crime, e.g. through layout and access?</li> <li>• Help reduce incidence of disorder, anti-social behaviour and substance misuse?</li> <li>• Encourage social inclusion?</li> </ul>
2	Provide a sufficient quantity of good quality housing, which meets the needs of all sections of society	<ul style="list-style-type: none"> <li>• Meet demonstrable housing needs, in terms of affordability, tenure and mix?</li> <li>• Reflect the needs of an ageing population?</li> <li>• Help to meet the needs of priority households?</li> <li>• Raise design and quality standards for housing development?</li> </ul>
3	Promote a strong and sustainable economy throughout Shropshire	<ul style="list-style-type: none"> <li>• Ensure an appropriate supply of employment land to support sustainable economic development?</li> <li>• Support opportunities to create high value jobs in both urban and rural areas?</li> <li>• Continue to support sustainable tourism?</li> <li>• Support opportunities for home working?</li> <li>• Support a better balance of people and jobs?</li> <li>• Encourage the wider distribution of broadband / ICT infrastructure in rural areas?</li> </ul>
4	Encourage high quality inward investment, and support	<ul style="list-style-type: none"> <li>• Provide an attractive setting for potential investors and workforce?</li> <li>• Encourage the diversification of the rural economy?</li> <li>• Encourage investment in new or improved physical infrastructure and communication technology?</li> </ul>

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	<b>SA Objective</b>	<b>Supplementary Questions: Will the Plan Option / Objective / Policy?</b>
	existing businesses to expand and diversify.	<ul style="list-style-type: none"> <li>• Support the development of a skilled workforce, and supports the needs of new education infrastructure?</li> </ul>
5	Encourage a modal shift towards more sustainable forms of transport	<ul style="list-style-type: none"> <li>• Contribute to improving access to quality public transport?</li> <li>• Exploit existing transport infrastructure?</li> <li>• Co-ordinate development proposals with future public transport proposals and funding streams?</li> <li>• Enable walking &amp; cycling?</li> <li>• Encourages use of rail by passengers and freight?</li> </ul>
6	Reduce the need of people and businesses to travel	<ul style="list-style-type: none"> <li>• Focus development in accessible locations?</li> <li>• Encourage alternative ways of working, e.g. home working, local meeting points, internet trading, home deliveries?</li> <li>• Encourage the retention of accessible local services?</li> <li>• Help promote a sustainable network of services and facilities in urban and rural areas?</li> </ul>
7	Promote community participation in a diverse range of sporting, recreational and cultural activities	<ul style="list-style-type: none"> <li>• Ensure an appropriate provision of multifunctional open space?</li> <li>• Enhance the amenity value of Shropshire's countryside and green urban areas?</li> <li>• Encourage community participation, including by the voluntary sector, to provide opportunities for social, cultural, spiritual, political and other types of community interaction?</li> <li>• Conserve and encourage greater use of public rights of way?</li> </ul>
8	Create active and healthier communities for all and reduce inequalities in health services	<ul style="list-style-type: none"> <li>• Encourage the people of Shropshire to make active, healthy lifestyle choices?</li> <li>• Improve access to health facilities, especially in rural areas?</li> <li>• Improve access to health provision for older people?</li> </ul>
9	Reduce Shropshire's contribution to climate change	<ul style="list-style-type: none"> <li>• Encourage new development to meet the 'Code for Sustainable Homes' efficiency targets?</li> <li>• Seek to raise energy efficiency standards in new commercial development?</li> <li>• Promote renewable energy and other low carbon technologies?</li> <li>• Minimise the need for people to travel?</li> <li>• Encourage behavioural change amongst Shropshire's resident and working population?</li> </ul>

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	<b>SA Objective</b>	<b>Supplementary Questions: Will the Plan Option / Objective / Policy?</b>
10	Adapt to the impacts of climate change	<ul style="list-style-type: none"> <li>• Encourage the use of sustainable drainage systems?</li> <li>• Ensure new development is climate change proofed?</li> <li>• Encourage green roofs/walls?</li> <li>• Encourage high water efficiency standards through building design?</li> </ul>
11	Protect, enhance and manage Shropshire's landscapes and townscapes	<ul style="list-style-type: none"> <li>• Preserve the character of Shropshire's distinct landscape types?</li> <li>• Preserve the distinctiveness of Shropshire's historic market towns?</li> <li>• Reflect and enhance the sense of place?</li> <li>• Respect the public realm?</li> </ul>
12	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance	<ul style="list-style-type: none"> <li>• Ensure development is sensitive in its treatment of historic buildings, listed buildings, archaeological remains and their settings in both urban and rural areas?</li> <li>• Conserve and restore Scheduled Monuments at risk?</li> <li>• Contribute to the management of historical assets?</li> </ul>
13	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage	<ul style="list-style-type: none"> <li>• Protect ecosystems from harmful development?</li> <li>• Consider the impacts of climate change on species and habitats, for example through creating biodiversity networks and restoring existing habitats?</li> <li>• Protect vulnerable species outside designated sites, as well as other species of European, national and local interest?</li> </ul>
14	Protect and enhance Shropshire's water resources	<ul style="list-style-type: none"> <li>• Protect water and air from harmful pollutants?</li> <li>• Consider the use of water efficient design in new built development?</li> <li>• Promote the balance of water supply and need?</li> </ul>
15	Improve local air quality	<ul style="list-style-type: none"> <li>• Address air quality impacts from specific development and broad locations?</li> <li>• Support the improvement of the air quality in AQMAs?</li> </ul>
16	Reduce the risk of flooding to people, property and	<ul style="list-style-type: none"> <li>• Consider options for reducing flood risk and managing flooding impacts?</li> <li>• Seek to locate new development in areas of lowest</li> </ul>

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	<b>SA Objective</b>	<b>Supplementary Questions: Will the Plan Option / Objective / Policy?</b>
	wildlife	possible flood risk?
17	Protect and improve soil quality and soil retention	<ul style="list-style-type: none"> <li>• Protect the county's best and most versatile agricultural land?</li> <li>• Reduce the quantity of contaminated land?</li> </ul>
18	Ensure the efficient use of land and material resources	<ul style="list-style-type: none"> <li>• Encourage the use of previously developed land?</li> <li>• Support initiatives / projects to re-use waste as a resource?</li> <li>• Encourage a reduction the use of primary aggregate?</li> <li>• Encourage an increase in levels of recycling and use of secondary resources?</li> </ul>

- 3.9 The above SA objectives were used to assess the Issues and Options stage of the SAMDev, which ascertained the level of growth across the 18 market towns. However during the preparation of the Preferred Options SAMDev Plan, it became apparent that whilst these objectives are appropriate for evaluating the level of growth and policy directions, some of the established SA objectives were not appropriate when assessing site allocations for housing and employment;
- 3.10 It was decided that potential sites could not be assessed against SA Objectives 1, 2, 3, 4, 9 and 10, as the site allocation process only considers the principle of development and does not allow consideration of the detail which will come forward during the planning application process. Therefore an alternative list of objectives needed to be produced for assessing the site allocations;
- 3.11 Table 4 below sets out the sustainability appraisal criteria used for the site assessments and the link between them and the SA objectives used for Core Strategy and SAMDev policies;

Table 5: The link between the established SA objectives and the Site Appraisal Criteria

Site appraisal criteria number	SA objective	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
1	Encourage a modal shift towards a more sustainable forms of transport	5		Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	+	If the site is within 480m of a bus stop with a regular service.
				Primary school within 480m of site boundary	-	If the site is more than 480m from a bus stop with a regular service
2	Reduce the need of people to travel	6		Primary school within 480m of site boundary	+	If the site is within 480m of a primary school
					-	If the site is more than 480m from a primary school
3a	Promote community participation in a diverse range of sporting, recreational and cultural activities	7		Site wholly or partly within:		For each of the amenities or facilities that are within the site boundary. Negative score because development may cause the loss of that facility
				<ul style="list-style-type: none"> <li>▪ an allotment</li> <li>▪ a local park or garden</li> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> <li>▪ an outdoor sports facility</li> </ul>	0	For each amenity or facility that is not within the site boundary
3b	Create active and healthier communities for all and reduce inequalities in health services	8		Site more than 480m from:	+	For each of the facilities and amenities that are within 480m of the site. Positive score recognises good accessibility.
				<ul style="list-style-type: none"> <li>▪ a local park or garden</li> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational</li> </ul>	-	For each amenity or facility that is more than 480m from the site

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Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
			facility		
4	11	Protect, enhance and manage Shropshire's landscapes and townscapes	Landscape sensitivity high <sup>2</sup>  Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	-  0	If the Shropshire Landscape Character assessment gives the site a high landscape sensitivity  If the Shropshire Landscape Character assessment gives the site a moderate landscape sensitivity or if the site was not assessed
5	12	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance: <i>Archaeology</i>	Landscape sensitivity low  Scheduled Ancient Monument within 300m of site boundary	+  -  0	If the Shropshire Landscape Character assessment gives the site a low landscape sensitivity  If there is a Scheduled Ancient Monument within 300m of the site  If there are no Scheduled Ancient Monuments within 300m of the site
6	12	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance: <i>Listed buildings, Conservation Areas and World Heritage Site</i>	Site is wholly or partly within a World Heritage Site or a Conservation Area	--  0	If the site is at least partly within a World Heritage Site or a Conservation Area (score a minus for each one and state which)  If the site is not in a World Heritage Site or a Conservation Area



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Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
			<p>Site either within:</p> <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-	<p>If the site is in a World Heritage Site buffer zone (an integral part of the designation), or within 300m of either a Conservation Area or a Registered Park or Garden (score a minus for each one and state which)</p>
7	13	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage: <i>Designated sites</i>	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	0	<p>If the site is not in a World Heritage Site buffer zone, within 300m of either a Conservation Area or a Registered Park or Garden</p>
				-	<p>If the site is within the buffer zone of a designated habitat or Regionally Important Geological Site. State which and score a minus for each.</p>
				0	<p>If the site is not within the buffer zone for any of the designated habitats or a Regionally Important Geological Site.</p>
8	13	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats: <i>Trees</i>	Tree Preservation Order (either single or group) within the site boundary	-	<p>If there is a Tree Preservation Order within the site</p>
				0	<p>If there are no Tree Preservation Orders on the site</p>



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Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
9	15	Improve local air quality	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-	If any part of the site is within an Air Quality Management Area.
				0	If the site is not in an Air Quality Management Area
10	14 and 16	Protect and enhance Shropshire's water resources and reduce the risk of flooding to people, property and wildlife	Part of the site is within Flood Zone 3	-	If any part of the site is in Flood Zone 3
			All or part of the site is within Flood Zone 2	0	If none of the site is in Flood Zone 3, but at least part is in Flood Zone 2
			Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+	If no part of the site is within Flood Zones 3 or 2
11	17	Protect and improve soil quality and soil retention	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-	If at least part of the site is on Grade 1, 2 or 3 agricultural land (state which). Negative score because development should avoid good quality agricultural land
				0	If none of the site is on Grade 1,2 or 3 agricultural land

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Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
12a	18	Ensure the efficient use of land and material resources: <i>Landfill sites</i>	Site wholly or partly on a current or previous landfill site	--	If at least part of the site is on a current landfill site or a previous landfill site. Negative score because such land is unsuitable for housing development.
				0	If none of the site is on a current or previous landfill site
12b	18	Ensure the efficient use of land and material resources: <i>Landfill sites and other waste management operations</i>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-	If the site is currently used for waste management operation or if the site is within 250m of a current or previous landfill site (state which). Negative score reflects need to retain waste management (including recycling) and waste disposal facilities.
				0	If the site is not used for a waste management operation and is not within 250m of a current or previous landfill site.
13	18	Ensure the efficient use of land and material resources: <i>Remediation of land</i>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+	If the site has a previous industrial or contaminative use. Positive score because land remediation can often be carried out as part of any development
				0	If the site has no previous industrial or contaminative use.

## **4. Context, Issues and Baseline Characteristics**

### **Links to other policies, plans and programmes and sustainability objectives.**

- 4.1. Details of the links to other policies, plans and programmes are set out in Appendix A. The plans and strategies identified do not act in isolation and links between their objectives can often be made. International and national plans and policies usually provide high level guidance and their broad perspective tends to be reflected in plans at the regional and local level. The interaction between the higher level policies and those at the regional and local level provides a wide context for the preparation of Local Development Framework documents.

### **Description of the social, environmental and economic baseline characteristics and the predicted future baseline**

Baseline characteristics data can be found within the Core Strategy Background Technical Report on the Sustainability Appraisal Process, Chapter 3 and Appendix A. The SAMDev background evidence provides updated evidence to this data, including SHLAA 2014, SHMA 2014 and development trends. .

## 5. Sustainability Appraisal methodology

### Adopted approach to SA

- 5.1. The SA has been carried out using the methodology set out in Government Guidance (ODPM, 2005) and in the National Planning Practice Guidance (NPPG). The table below shows the generic relationship between the SA process and the DPD production process

**Table 6: SA Process and DPD Stages**

DPD Stage	SA stages	SA tasks
1. Pre-production – evidence gathering	A: Setting the context and objectives, establishing the baseline and deciding on the scope	<p><b>A1:</b> Identifying other relevant plans and programmes and sustainability objectives</p> <p><b>A2:</b> Collecting baseline information</p> <p><b>A3:</b> Identifying sustainability issues and problems</p> <p><b>A4:</b> Developing the SA framework</p> <p><b>A5:</b> Consulting on the scope of the SA</p>
2. Production	B: Developing and refining options and assessing the effects	<p><b>B1:</b> Testing the DPD objectives against the SA framework</p> <p><b>B2:</b> Developing the DPD options</p> <p><b>B3:</b> Predicting the effects of the DPD</p> <p><b>B4:</b> Evaluating the effects of the DPD</p> <p><b>B5:</b> Considering ways of mitigating adverse effects and maximising beneficial effects</p> <p><b>B6:</b> Proposing measures to monitor the significant effects of implementing the DPDs</p>
	C: Preparing the SA Report	<b>C1:</b> Preparing the SA Report
	D: Consulting on the preferred options of the DPD and the SA Report	<p><b>D1:</b> Public participation on the preferred options of the DPD and the SA Report</p> <p><b>D2(i):</b> Appraising significant</p>

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DPD Stage	SA stages	SA tasks
		changes
3. Examination		<b>D2(ii):</b> Appraising significant changes resulting from representations
4. Adoption and monitoring		<b>D3:</b> Making decisions and providing information
	E: Monitoring the significant effects of implementing the DPD	<b>E1:</b> Finalising aims and methods for monitoring <b>E2:</b> Responding to adverse effects

**When the SA was carried out**

- 5.2. The Sustainability Appraisal for the Shropshire SAMDev Plan was carried out alongside the SAMDev Plan document preparation process. Preparation of the SAMDev Plan took place in 4 stages and the Council has produced 4 sustainability appraisal documents. The relationship between the stages of the SAMDev Plan, the corresponding Sustainability Appraisal documents and the generic SA stages is shown in the table below;

**Table 7: SAMDev Plan Production and SA Stages**

SAMDev Plan Stage	Shropshire SA Document Title	Generic SA Stage
Issues and Options	Issues and Options Sustainability Appraisal	Stages B
Preferred Options	Site Allocations and Management of Development (SAMDev) Local Plan Document: Preferred Options Sustainability Appraisal	Stages B, D1, D2(i) and D3
Draft Development Management Policies	Site Allocations and Management of Development (SAMDev) Local Plan Document: Draft Development Management Policies, Sustainability Appraisal	Stages B, D2(i) and D3
Revised Preferred Options	Sustainability Appraisal Site Allocations and Management of Development (SAMDev) Local Plan Document: Revised Preferred Options Sustainability Appraisal	Stages B, D2(i) and D3
Final Plan	Shropshire Site Allocations and Management of Development (SAMDev) Sustainability Report: Pre-Submission Draft (Final Plan)	Stages B, C1, D1, D2(ii) and D3

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- 5.3. Stage D2 (ii) will be carried out should significant changes be proposed as part of the examination process. Stages D3 and E will form part of the Annual Monitoring Report process;

**Who carried out the SA?**

- 5.4. Shropshire Council carried out the SA work for the SAMDev Plan in-house. This was extremely valuable as it enabled an iterative dialogue between sustainability appraisal, policy development and site allocations to take place and gave all involved a thorough understanding of the key sustainability issues in Shropshire. The Plan was thus able to proceed in the light of a good understanding of sustainability issues and quick feedback on the likely impact of different options on sustainability objectives;

**Who was consulted, when and how?**

- 5.5. The Issues and Options SA was published for public consultation between February 2010 and March 2010. This stage was used to assess the level and directions for growth in each area. The results of the Issues and Options SA consultation were then used to inform the preparation of the Preferred Options;
- 5.6. The Preferred Options stage put forward housing and employment sites and policy directions and the SA of this was available for comment between March and July 2012. The consultation responses on the policy directions were used in the preparation of the Draft Development Management Policies and the responses on the sites informed the Revised Preferred Options consultation;
- 5.7. The Draft Development Management Policies SA document assessed the emerging SAMDev Plan policies and was available for public comment on the Shropshire Council website between January and March 2013. The Revised Preferred Options SA assessed the proposed revised site allocations and the document was published for consultation between July 2013 and August 2013;
- 5.8. The Final Plan Publication DPD and the SAMDev Plan Sustainability Appraisal will be published for consultation in March 2014 for 6 weeks. The SAMDev Plan Sustainability Appraisal evaluates the Final Plan Publication policies against the SA framework.

**Table 8: Consultation on SA Documents**

<b>SAMDev Plan Stage</b>	<b>Consultation</b>
Issues and Options	2 <sup>nd</sup> April – 25 <sup>th</sup> June 2010
Preferred Options	9 <sup>th</sup> March 2012 – 20 <sup>th</sup> July 2012
Draft Development Management Policies (revised preferred options stage for policies)	31 <sup>st</sup> January 2013 – 28 <sup>th</sup> March 2013
Revised Preferred Options (sites)	1 <sup>st</sup> July 2013 – 23 <sup>rd</sup> August 2013

**Difficulties encountered in compiling information or carrying out the assessment**

- 5.9. Sustainability Appraisal requires assumptions to be made about the impacts of proposed policies. Shropshire Council used baseline data combined with professional knowledge and experience to carry out the SA of the SAMDev Plan. Since both these factors can be variable in their consistency and coverage, the predictions made in the appraisal processes summarised in this report could be subject to some uncertainty and potentially, some risk;
- 5.10. The two main uncertainties, which have been identified, concern baseline data and the strategic nature of the policies in the SAMDev Plan. Firstly, baseline data varies in its scope, scale and currency. If data is weak in one of these areas, it may be difficult to correctly identify the current situation and following on from this, to then predict the likely impact a policy may have. Secondly, the SAMDev Plan sets out strategic policy for the whole of Shropshire Council's area. SA is likely to be most accurate when the exact location, scale and design of a proposal are known. The broad scope of the SAMDev Plan policies could lead to a lower confidence in SA for some policy areas;
- 5.11. To counteract the uncertainties and risks surrounding data, the Council maintains a large dataset of relevant information and uses monitoring data (amongst other sources) to keep this updated. The Council also minimised the risks and uncertainties associated with professional knowledge and experience by using experienced officers to review each SA as it was prepared.



## **6. Sustainability Appraisal of the SAMDev Plan Issues and Options document.**

- 2.7 The Issues and Options consultation had 3 parts. Part A set out options for four different levels of development for each market town, based on Core Strategy policies. In part B, rural communities were asked if they wanted to become a hub or cluster and finally part C asked about areas for development management policies based on the key themes taken from the Core Strategy.
- 6.1. The Issues and Options SA evaluated the level of growth and the written summaries for these are set out in the following pages. The scoring matrices for each option can be found in Appendix C.
- 6.2. It is noted that the other questions were open ended and therefore were not subject to SA.

Albrighton				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Albrighton

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. Greater efficiencies in water and material resource use as well as better economies of scale in road transport, increased rail usage and an improved level of economic self-containment are more possible at higher development levels. These factors may offset carbon emissions, which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met also becomes more feasible at higher scales of development. However, high development levels are likely to increase the demand for water and may increase the risk of an adverse effect on soil quality.

Lower levels of development are likely to have the least impact on Albrighton's historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage. Growth in employment opportunities is likely to be limited at lower development levels.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Albrighton's built environment is also likely to be altered no matter which scale of development takes place, but this could be mitigated by the use of the Town Design Statement. All development levels have the potential to adversely affect the Donington and Albrighton Local Nature Reserve.

<b>Bishop's Castle</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Bishop's Castle

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, better public transport links, the positive management of natural and historic assets and the provision of appropriate infrastructure. Greater efficiencies in water and material resource use, an improved level of economic self-containment, more high value employment opportunities and a greater scope for managing surface water drainage in a co-ordinated manner are also more possible at higher development levels. Similarly, a masterplan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels increase the likelihood of a negative effect on water resources, soil quality and the landscape character of the nearby Shropshire Hills AONB.

Lower levels of development are likely to have the least impact on Bishop's Castle's historic assets and should deliver the highest percentage of development on previously developed land.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Large scale renewable energy generation proposals may potentially be limited by adverse landscape character and visual impacts on the Shropshire Hills AONB. Small scale renewable energy schemes may not be so constrained. The character of Bishop's Castle's built environment is also likely to be altered, no matter which scale of development takes place. Carbon emissions are likely to rise in line with the scale of development but the effect of all levels of development on soil quality is uncertain.

Bridgnorth				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Bridgnorth

Higher levels of development are likely to be able to offer the most resources for new and/or improved community facilities, maintaining or extending healthcare facilities, better public transport links, the positive management of natural and historic assets and the provision of appropriate infrastructure. Greater efficiencies in water and material resource use and an increased scope for managing surface water drainage in a co-ordinated manner are also possible at higher development levels. Similarly, a masterplan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels increase the likelihood of a negative effect on water resources and may adversely affect the night time economy unless mitigation measures are adopted.

Mid-levels of development may increase Bridgnorth's level of economic self-containment and discourage commuting to the West Midlands conurbation.

Lower levels of development are likely to have the least impact on Bridgnorth's historic assets and should minimise the likelihood of an adverse impact on the town's important tourist economy. Low development levels should also deliver the highest percentage of development on previously developed land.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Bridgnorth's built environment is also likely to change no matter which scale of development takes place, but this could be mitigated in Low Town by the use of the Town Design Statement. Carbon emissions are likely to rise in line with the scale of development but the effect of all levels of development on soil quality is uncertain.

<b>Broseley</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Broseley

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. Greater efficiencies in water and material resource use, an increased and more sustainable economic base and a skilled workforce are also possible at higher development levels. Similarly, a masterplan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels are likely to have a negative effect on water resources and there is uncertainty about whether they will deliver either an improvement in either the town's level of economic self-containment or increase the take up of alternative transport modes.

Lower levels of development are likely to have the least impact on Broseley's historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Broseley's built environment is also likely to be altered no matter what scale of development takes place. There is the potential for an adverse effect on the Ironbridge Gorge World Heritage Site at all levels of development and it is likely that carbon emissions will increase in line with the scale of development. The impact of all levels of development on soil quality is uncertain.



Church Stretton				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Church Stretton

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities and the positive management of natural and historic assets. An increase in inward investment, greater efficiencies in water and material resource use, increased rail usage and better economies of scale in road transport are also possible at higher development levels. These factors may offset carbon emissions which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels increase the likelihood of a negative effect on both water resources and the landscape character and visual amenity of the Shropshire Hills AONB.

Lower levels of development are likely to have the least impact on Church Stretton's designated historic, wildlife and geological assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Large scale renewable energy generation proposals may potentially be limited by adverse landscape character and visual impacts on the Shropshire Hills AONB. Small scale renewable energy schemes may not be so constrained. The character of the built environment is also likely to be altered, no matter which scale of development takes place but this could be mitigated by use of the Town Design Statement. All levels of development are capable of maintaining Church Stretton's level of economic self-containment.

Cleobury Mortimer				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Cleobury Mortimer

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, an improved level of economic self-containment, more high quality employment opportunities, better public transport links and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels are likely to increase the demand for water and may increase the risk of an adverse effect on soil quality.

Lower levels of development are likely to have the least impact on Cleobury Mortimer's historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Cleobury Mortimer's built environment is also likely to be altered no matter which scale of development takes place, Carbon emissions are likely to increase in line with the scale of development.



Craven Arms				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Craven Arms

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, more high quality employment opportunities, greater efficiencies in water and material resource use, greater economies of scale in road transport and an increase in rail usage are also possible at higher development levels. These latter factors may offset carbon emissions, which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels increase the likelihood of a negative effect on water resources, soil quality and on the landscape character of the nearby Shropshire Hills AONB.

Lower levels of development are likely to have the least impact on Craven Arms' historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Large scale renewable energy generation proposals may potentially be limited by adverse landscape character and visual impacts on the Shropshire Hills AONB. Small scale renewable energy schemes may not be so constrained. The character of Craven Arms' built environment is also likely to be altered, no matter which scale of development takes place but this could be mitigated by use of the Town Design Statement.

<b>Ellesmere</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Ellesmere

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, the creation of a strong and secure economic base, more opportunities to develop sustainable tourism, an improvement in public transport links and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a master plan approach which enables good design and quality standards to be met, becomes more feasible at higher scales of development.

Lower levels of development are likely to have the least impact on Ellesmere's historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Adverse impacts on nearby sites of international importance for biodiversity are possible with all options and may be significant. The character of Ellesmere's built environment is also likely to be altered, no matter which scale of development takes place. Carbon emissions are likely to rise in line with the scale of development but the effect of all levels of development on soil quality is uncertain.

<b>Highley</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Highley

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, an improved level of economic self-containment, more scope for managing surface water drainage in a co-ordinated manner and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a masterplan approach which enables good design and quality standards to be met, becomes more feasible at higher scales of development. However, high development levels are likely to increase the demand for water and may increase levels of commuting.

Lower scales of development are likely to have the least impact on Highley's historic assets and should deliver the highest percentage of development on previously developed land.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Highley's built environment is also likely to be altered no matter which scale of development takes place. Carbon emissions are likely to increase in line with the scale of development but the impact of all levels of development on soils is uncertain.

Ludlow				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Ludlow

Higher levels of development are likely to be able to offer the most resources for new and/or improved community facilities, the maintenance of existing and planned health care facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. More support for Ludlow's strong tourism sector and its role as a key employment centre along with greater efficiencies in water and material resource use, greater economies of scale for road transport and increased rail usage are also possible at higher development levels. These latter factors may offset carbon emissions, which are likely to rise in line with development. However, high development levels are likely to increase the demand for water and may adversely affect the night time economy unless mitigation measures are adopted.

Lower levels of development are likely to have the least impact on Ludlow's designated historic and wildlife assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Ludlow's environment is also likely to be altered no matter which scale of development takes place. However, it is likely that a master plan approach to development will be adopted and this should enable good design and quality standards to be met. All levels of development are likely to have an adverse impact on soil quality.

<b>Market Drayton</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	1,000 homes	1,200 homes	1,500 homes	1,700 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Market Drayton

Higher levels of development are likely to be able to offer the most resources for new and/or improved community facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, greater efficiencies in water and material resource use, improvements to public transport and cycling connections and better economies of scale for road transport are also possible at higher development levels. These latter factors may offset carbon emissions which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels are likely to increase the demand for water, may increase the both the pressure on health care facilities and the risk of a negative effect on soil quality and without mitigation, could adversely affect the night time economy.

Lower levels of development are likely to have the least impact on Market Drayton’s designated historic, wildlife and geological assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Market Drayton’s built environment is also likely to be altered no matter which scale of development takes place.



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<b>Minsterley</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	100 homes	200 Homes	300 homes	400 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum
<b>Pontesbury</b>				
new homes	100 homes	200 Homes	300 homes	400 homes
extra land for employment	minimal	Modest	Moderate plus	maximum

**Summary for Minsterley and Pontesbury**

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, an improved level of economic self-containment, more opportunities to support Minsterley's employment role, better public transport connections and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels are likely to increase both the demand for water and the likelihood of a negative effect on the landscape character of the nearby Shropshire Hills AONB.

Lower levels of development are likely to have the least impact on historic and (in Pontesbury) wildlife assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Large scale renewable energy generation proposals may potentially be limited by adverse landscape character and visual impacts on the Shropshire Hills AONB. Small scale renewable energy schemes may not be so constrained. The character of the built environment is also likely to be altered, no matter which scale of development takes place. Adverse impacts on a Site of Special Scientific Interest in Minsterley are possible with all options. Carbon emissions are likely to increase in line with the scale of development but the impact of all levels of development on soil quality is uncertain.

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<b>Much Wenlock</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

**Summary for Much Wenlock**

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, more opportunities for walking and cycling and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a master plan approach which enables good design and quality standards to be met, becomes more feasible at higher scales of development. However, high development levels are likely to increase both the demand for water and the likelihood of an adverse effect on the landscape character of the nearby Shropshire Hills AONB.

Lower levels of development are likely to have the least impact on Much Wenlock's designated historic, wildlife and geological assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage. The lowest scale of development may not be able to deliver employment opportunities.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Large scale renewable energy generation proposals may potentially be limited by adverse landscape character and visual impacts on the Shropshire Hills AONB. Small scale renewable energy schemes may not be so constrained. The character of Much Wenlock's built environment is also likely to be altered, no matter which scale of development takes place. Carbon emissions are likely to increase in line with the scale of development but the impact of all levels of development on soil quality is uncertain.



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Oswestry				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	2,100 homes	2,400 homes	2,600 homes	2,900 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

**Summary for Oswestry**

Higher levels of development are likely to be able to offer the most resources for new and/or improved community facilities, the maintenance of existing and planned health care facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. Support for the existing high levels of economic self-containment, an increase in high value jobs, improvements to public transport and greater efficiencies in water and material resource use are also possible at higher development levels.

Lower levels of development are likely to have the least impact on Oswestry's designated historic and wildlife assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be more energy efficient and be able to take advantage of renewable energy technologies as well as climate adaptation measures. The character of Oswestry's built environment will change whichever level of development takes place but good design and quality standards should be ensured through the adoption of a master plan approach. It is likely that carbon emissions will not change significantly with any level of development, neither will air quality. All scales of development have the potential to adversely affect Shelf Bank Local Nature Reserve. The effect of all levels of development on soil quality is uncertain.

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Shifnal				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

**Summary for Shifnal**

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and health facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, improved levels of economic self-containment, a more skilled workforce with higher value jobs, greater efficiencies in water and material resource use, better economies of scale in road transport and an increase in rail use are also possible at higher development levels.

These latter factors may offset carbon emissions which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels are likely to increase both the demand for water and the risk of a negative effect on soil quality.

Lower levels of development are likely to have the least impact on Shifnal's designated historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Shifnal's built environment is also likely to be altered no matter which scale of development takes place.

### Summary for Shrewsbury

Directions for growth for the Shrewsbury area, including the Sustainable Urban Extensions and smaller scale housing developments, were identified and assessed at Core Strategy level. Details of such growth levels can be found in the document Core Strategy Sustainability Appraisal January 2010.

Wem				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Wem

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and health facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, improved levels of economic self-containment, a more diverse employment base and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a master plan approach which enables good design and quality standards to be met, becomes more feasible at higher scales of development. However, high development levels are likely to increase both the demand for water and the risk of a negative effect on soil quality.

Lower levels of development are likely to have the least impact on designated historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Wem's built environment is also likely to be altered no matter which scale of development takes place. Although carbon emissions are likely to increase in line with the scale of development, improvements to the rail connections to the town might provide mitigation.

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Whitchurch				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	1,000 homes	1,200 homes	1,500 homes	1,700 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

**Summary for Whitchurch**

Higher levels of development are likely to be able to offer the most resources for new and/or improved community facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. A significant increase in inward investment and employment opportunities, greater efficiencies in water and material resource use, better economies of scale for road transport and increased rail usage are also possible at higher development levels. These latter factors may offset carbon emissions, which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met also becomes more feasible at higher scales of development. However, high development levels are likely to increase the demand for water, may increase the pressure on health care facilities and without mitigation, could adversely affect the night time economy.

Lower levels of development are likely to have the least impact on Whitchurch's designated historic features, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. Adverse impacts on nearby sites of international importance for biodiversity are possible with all options and may be significant. The character of Whitchurch's built environment is also likely to be altered no matter which scale of development takes place. The effect of all scales of development on soil quality is uncertain.



## 7. Sustainability Appraisal of the SAMDev Plan Preferred Options document.

### Consideration of alternative options

- 7.1. The Core Strategy sets the framework for the development management policies. The Issues and Options stage outlined key policy themes based on the direction set by the Core Strategy. The Issues and Options consultation asked whether there were ‘any other policy areas that you think we need to cover?’ Responses to this as well as the Issues and Options SA were taken into account in the preparation of the Draft Development Management Policies, Revised Preferred Options and Final Plan. However, once the Issues and Options stage was complete, policies were refined, developed, subject to SA and consulted on, but alternative approaches to each policy theme were not generated (Table 1 in the Executive Summary illustrates the derivation of the Final Plan policies). This approach to policy preparation is consistent with an iterative and responsive Plan process as envisaged by NPPG paragraphs 17 and 18; ‘reasonable alternatives should be identified and considered at an early stage in the plan making process, as the assessment of these should inform the local planning authority in choosing its preferred approach’ and ‘the development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals.’
- 7.2. Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives to each policy was not applicable or practical. This is consistent with NPPG paragraph 18 which states that ‘reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable’
- 7.3. The SAMDev Preferred Options document set out the 18 development management policy directions and preferred housing and employment sites in Market Towns and Community Hubs and Clusters. These were evaluated against the SA Objectives. The written summaries for the policy directions are set out in Table 9 and the scoring matrices for each policy direction can be found in Appendix D.

**Table 9: SA of Preferred Options Development Management Policy Directions**

Policy	SA Summary	Issues arising from SA
<b>MD1 Distribution of Development</b>	Allocating most new housing development in existing service centres helps to support more sustainable communities, reduce travel distances and improve access to services.	<b>None</b>

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Policy	SA Summary	Issues arising from SA
	The site selection process has taken into account the need to protect and enhance the natural and historic environment, opportunities to encourage the re-use of previously developed land and the need to reduce risks from flooding.	
<b>MD2 Housing sites and management</b>	Establishing policy criteria to manage housing supply provides a positive framework for the development industry. Identifying the key planning considerations for each proposed site will help to protect and enhance the natural environment and may make a positive contribution to community infrastructure and accessibility.	<b>None</b>
<b>MD3 Sites for Employment Use</b>	The policy identifies land to support inward investment and help maintain the contribution that existing developers make to the local economy. The policy makes a positive contribution to the efficient use of material resources and to addressing climate change by helping to deliver additional sites for waste management facilities to divert material away from landfill.	<b>None</b>
<b>MD4 Key areas of Change</b>	The policy makes a positive contribution to economic regeneration by providing support for the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks. The policy makes a positive contribution to protecting and enhancing Shrewsbury's environment and community by promoting a strong, high quality public realm and by encouraging environmental enhancement.	<b>None</b>
<b>MD5 Sites for Sand and Gravel Working</b>	Maintaining an adequate and steady supply of sand and gravel makes a positive economic contribution and can contribute environmental and community benefits following site restoration. The site selection process for future sand and gravel sites has sought to minimise the potential for adverse environmental impacts.	<b>None</b>
<b>MD6 Gypsy and Travellers</b>	The policy makes a positive contribution to meet housing needs for this sector of the community in locations close to existing service centres which will help minimise travel distances to community facilities and services.	<b>None</b>
<b>MD7 Sustainable</b>	Policy guidance on the sustainable urban extensions will help to deliver local housing and economic growth in a comprehensively planned, integrated and sustainable way in Shrewsbury	<b>None</b>

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Policy	SA Summary	Issues arising from SA
<b>Urban Extensions</b>	<p>and Oswestry.</p> <p>The policy is intended to deliver development in a comprehensively planned, integrated and sustainable manner, including green infrastructure and community facilities which will contribute positively to environmental and community sustainability</p>	
<b>MD8 Greenbelt and Safeguarded Land</b>	<p>The policy will help to deliver local housing needs and sustainable economic development on appropriate land in a way which is consistent with the requirements of Green Belt policy.</p> <p>The policy is intended to deliver limited development in a manner which is sensitive to the need to maintain the open-ness of the Green Belt where this will help to deliver greater community sustainability.</p>	<b>None</b>
<b>MD9 Managing Development in the Countryside</b>	<p>The policy will regulate development to meet local housing needs and support deliver appropriate sustainable economic development to support the diversification of the rural economy.</p> <p>The policy provides guidance to deliver development which protects the natural and historic environment, incorporates appropriate sustainable design measures and which is sensitive to the local context.</p>	<b>None</b>
<b>MD10 Infrastructure Provision</b>	<p>Safeguarding the continued operation of existing strategic infrastructure and supporting the development of new strategic infrastructure in appropriate locations will make a positive contribution to a strong and sustainable economy throughout Shropshire.</p> <p>Supporting the development of new renewable energy infrastructure in appropriate locations will make a strong positive contribution to reducing Shropshire's carbon footprint.</p> <p>The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on Shropshire's environment and communities.</p>	<b>None</b>
<b>MD11 Existing Employment Areas and Established Employment</b>	<p>The policy seeks to protect and regulate existing employment areas to help attract appropriate inward investment and deliver sustainable economic development.</p> <p>The policy contributes positively to the delivery of greater community sustainability by maintaining the role and function of existing employment areas which support the retention of a sustainable network of accessible services.</p>	<b>None</b>



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Policy	SA Summary	Issues arising from SA
<b>Sites</b>	The policy contributes positively to the efficient use of land by protecting and regulating the development of existing employment areas.	
<b>MD12 Town Centres</b>	<p>The policy makes positive contribution to the promotion of a strong and sustainable local economy by protecting and regulating town centre uses to help deliver appropriate inward investment and to help maintain the contribution from existing businesses.</p> <p>Focussing employment, retail and community activity in existing town centres helps to minimise the need to travel and improve accessibility by public transport. As a result the policy may also help to reduce carbon emissions from transport.</p> <p>The policy makes positive contribution to the protection of locally distinctive features and assets, including the historic environment, which in turn helps to maintain the distinctiveness of Shropshire's market towns.</p>	<b>None</b>
<b>MD13 Tourism facilities and Visitor accommodation</b>	<p>The main purpose of the policy is to support and enhance Shropshire's tourism economy by providing clear guidance about tourism development and visitor accommodation.</p> <p>The policy seeks to ensure that the development of new tourism facilities and visitor accommodation does not generate unacceptable adverse visual and landscape impacts.</p>	<b>None</b>
<b>MD14 Natural Environment</b>	The proposed Policy Direction has a strong positive impact on community wellbeing, environmental management and climate change.	<b>None</b>
<b>MD15 Waste management facilities</b>	<p>Supporting waste diversion away from landfill will make a significant positive contribution to material resource efficiency and a reduction in existing carbon emissions.</p> <p>The Policy identifies criteria for different types of waste management facilities to try to ensure that they do not generate unacceptable adverse environmental impacts.</p>	<b>None</b>
<b>MD16 Landfill</b>	<p>Additional landfill capacity would have a negative impact on Shropshire's carbon emissions, and would undermine more efficient use of material resources.</p> <p>The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse environmental impacts and the restoration of landfill and land raising sites can help to</p>	<b>None</b>

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Policy	SA Summary	Issues arising from SA
<b>MD17 Mineral safeguarding</b>	<p>deliver accessible green space and opportunities for countryside recreation.</p> <p>Mineral safeguarding will support the efficient and comprehensive working of finite local mineral resources.</p> <p>Promoting the extraction of mineral resources prior to development can help to reduce transport distances and carbon emissions from mineral transport.</p> <p>Mineral safeguarding can help to identify potentially hazardous legacies from historic mineral working so that these are addressed as an integral part of the development process.</p>	<b>None</b>
<b>MD18 Managing mineral sites</b>	<p>The effective management of mineral exploration, mineral working and ancillary activities will ensure that mineral working does not generate unacceptable adverse environmental impacts and promotes opportunities to generate biodiversity and others benefits from site restoration.</p>	<b>None</b>

As previously discussed in chapter 2, during the preparation of the Preferred Options DPD it became apparent that the sustainability objectives needed to be modified to assess the potential site allocations. Accordingly all those housing or employment sites in the Market Towns or Community Hubs and Clusters which passed Stage 1 of the site assessment process were assessed against the Stage 2a site appraisal criteria (see Chapter 2 for further details). Where no specific site allocation were proposed, and therefore the proposed housing or employment target was to be met through windfall , infill or conversion only, no assessments were conducted as the sustainability of such sites will be assessed through the planning application process;

The outcome of the site assessment SA for the Preferred Options DPD is set out in Table 10 below. The written summaries for each site assessment are contained in Appendix E and the full stage 2a and stage 2b site assessments are in the SAMDev evidence base.

**Table 10: SA of Preferred Options Housing and Employment Sites**

Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
Albrighton	Albrighton: Housing	All housing sites assess as fair; ALB002, 003 & 015/09	ALB002	None
	Albrighton: Employment	ELR010	No employment land has been specifically identified.	None
Bishop's Castle	Bishop's Castle: Housing	BISH001, 007, 010, 014 & 021	BISH021	None
	Bishop's Castle: Employment	ELR048 and ELR049 assessed as being poor.	ELR048, 049 Neither site recommended for preferred options	No sites were taken forward at this stage. There is already existing permission for Phase 2 of the business park.
	Bucknell	All sites assessed as poor; BUCK003; 008 & 009	BUCK003	The site is an existing brownfield site, with impeded drainage and heavy contamination. However, by choosing the site, it allows the site to have a productive use and for the contamination issue to be dealt with. The site is also seen as long term employment
Bridgnorth	Chirbury	All sites assessed as fair; CHIR001 & 002	CHIR001	None
	Clun	CLUN002	CLUN002	None
	Lydbury North	All Sites assessed as fair; LYD001 & 002	LYD001	None
	Worthen and Brockton	WORTH001 & 002	WORTH002	None
	Bridgnorth: Housing	BRID001, 003, 005, 007, 009, 013, 20A/09, 020B/09 & 023/10	BRID001, 020A & 020B	None
Broseley	Bridgnorth: Employment	ELR011, 012 & 013	ELR011 W039	None
	Ditton Priors	DITT05/09	DITT05/09	None
	Neenton	NEE001	NEE001	None
Broseley: Employment	All sites assessed as fair; ELR016, 017 & 018	ELR016	None	

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
Church Stretton	Church Stretton: Housing	Sites CSTR014 & 27/09 were both assessed as good.	CSTR014, 018 & 020	CSTR27/09, Highways Agency had concerns over A49 access and couldn't agree to the development. Therefore it wasn't carried forward as a preferred site. CSTR018 and CSTR020 were seen as the next best sites. CSTR020 also had large community support.
	Church Stretton: Employment	Both sites assessed as being fair, ELR051 & 052	ELR052	None
Cleobury Mortimer	Cleobury Mortimer: Housing	CMO001, 010 & 013	CMO002 & 005	CMO001 has had housing built on part of the land, with the rest being employment. Therefore only a small area of land to consider. CMO010 was considered to have access problems. CMO013 has had an application for housing which has been approved. CMO002 and CMO005 considered next best sites.
	Cleobury Mortimer: Employment	ELR067 assessed as good ELR068 assessed as fair	ELR067 & 068	None
Craven Arms	Craven Arms: Housing	CRAV003, 004, 009, 010, 021 & 023	CRAV002, 003, 004, 009, 010 & 024	CRAV002 has an existing land purpose with South Shropshire Housing Groups exceptions housing scheme. The site was unlikely to be refused permission. CRAV024 is a natural extension of CRAV004 for infill for residential development. The site decent access and provides a good frontage.
	Craven Arms: Employment	ELR056 & 057 were assessed as being good ELR053, 055 were assessed as being fair	ELR053	ELR053 is owned by the abattoir operator and the land was purchased

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
Ellesmere	Ellesmere: Housing	ELL017b was assessed as good. ELL005, 007, 008, 017a, & 021 were assessed as fair	ELL004, 008, 016 & 017a/17b	from Shropshire Council. The site was given an allocation through the Local Plan due to the idea of long term strategic growth of the town. ELL008 is already within the development boundary. The site offers good access to public transport and uses previously developed land, minimising the use of greenfield land.
	Ellesmere: Employment	Both sites assessed as being fair: ELR039 and 040	ELR074, 075 and 076 Neither site recommended for preferred option	These sites have already been assessed through our Local Plan enquiry and are existing sites with good prospects. ELR074 and 075 have existing commitments on site.
	Cockshutt	CO003 & 004	CO002 & 018b	The Development Strategy which was prepared alongside the Parish Council highlighted the need for small scale development along the west side of the village. CO002 was originally a large scale site. Only part of this site is now being allocated for development.
Highley	Dudleston Heath and Elson	All sites assessed as fair; DUDH001, 002 & ELS001	DUDH001, 002 & ELS001	None
	Tetchill	TET001	TET001	None
	Welsh Frankton	All sites assessed as poor; WFTN001 &002	WFTN001 & 002	WFTN002 offers enhanced community benefits including a new village hall and car parking.
Ludlow	Highley	HIGH003	HIGH003	None
	Ludlow: Housing	LUD002/015, 014, 017, 019, 023 & 033	LUD017	None
	Ludlow: Employment	All sites assessed as being fair: ELR058, 061, 062 & 063	ELR059	Sites were considered for housing supply instead. ELR059 was chosen as the adjacent site was an established employment site and this would allow a

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
				natural continuation of employment land.
	Onibury	All sites assessed as fair; ONBY001, 004 & 006	ONBY003	None
Market Drayton	Market Drayton: Housing	MD010 & 028 assessed as being good	MD010, 028 & 030	Whilst MD030 is a 'fair site' it forms part of a coordinated scheme for Market Drayton which incorporates MD010, MD028 and MD030. Whilst these sites may be developed independently they must demonstrate how they work together to provide a comprehensively planned and integrated residential development. Development of this area is considered to be most appropriate given its relationship with existing development and proximity to services and facilities.
	Market Drayton: Employment	Both sites assessed as being fair, ELR024 and 025	ELR023	ELR023 has been removed from the Settlement Strategy as it is already counted within existing commitments. Only ELR024 is being pursued as an employment allocation.
	Cheswardine	CHES001	CHES001	None
	Hinstock	HIN001, 002, 005/R, 007 & 009	HIN002 & 009	None
	Hodnet	HOD001	HOD001, 009, 010 and 011	The four sites (HOD001, 009, 010 and 011) are allocated within the North Shropshire Local Plan. It is therefore proposed that these allocations are taken forward into SAMDev. Site HOD001 has been granted planning permission for 14 affordable dwellings (12/04552/FUL) and has not been taken forward as an allocation in Revised Preferred Options. However,



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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
Minsterley and Pontesbury	Minsterley: Housing	MIN002, 007/R, 015, 017, 020, 021, 023, 024, 028	MIN002 & 007/R	HOD009, HOD009, 010, 011 provide an opportunity for a coordinated development of derelict sites within the centre of the village to be access off Station Road, rather than piecemeal development at the rear of Shrewsbury Street with less than satisfactory access off Abbots Way.
	Minsterley: Employment	Sites classed as being poor, ELR001		None
Oswestry	Pontesbury	PBY001, 002/R, 008, 018/R, 019, 023, 024, 025, 029/R, 031, 034, 0035/R & 037/10	PBY018/R & 019	None
	Oswestry: Housing	OSW002, 003, 004, 019, 020, 021, 022, 024, 025, 027, 029, 030, 032, 033, 034, 045, 042, 063	OSW002, 003, 004, 024, 029, 030, 033, 034, 035, 042, 045	None -change 2a assessment
	Oswestry: Employment	Site assessed as being fair, ELR041	OSW004, 024 ELR041	None
	Gobowen	GOB001, 008, 012, 016, 019, 020, 023 & 024	GOB008 & 012	None
	Knockin	KK001 & 002	KK001	None
	Llanymynech and Pant	LLAN008 & 009	LLAN009	None
Selattyn	Park Hall	All sites assessed as fair; PARK001, 002, 003, 004, 005 & 009	PARK001	None
	Selattyn	All sites assessed as fair; SELA001, 002, 004 & 005	SELA001, 002, 004 & 005	None
	St Martins	STM004, 008, 009, 013, 014, 015, 019, 022, 023, 024, 025, 026, 030, 034/11	STM009, 029	Change assessment
	Whittington	WGN001, 004, 005, 006, 007, 017, 018, 019, 021, 024, 028, 033, 036, 037	WGN001, 004, 005, 021	None
Shifnal	SHI001, 002, 004, 005, 006, 017/A, 018,	SHI004, 006	None	



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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
		028/09		
Shrewsbury	Shifnal: Employment	Sites assessed as being fair, ELR020, 021	ELR021 SHI004	None
	Shrewsbury: Housing	SHREW002, 011, 015, 019, 022, 023, 029, 020, 032, 033, 035, 060, 079, 088, 090, 094, 100, 105, 106, 107, 110, 112, 118, 119, 120, 121, 126, 127, 130, 139, 142, 143, 144, 145, 148, 150, 151, 152, 180, 210/09, 212/09, 225, 227	SHREW028, 029, 075, 105, 114, 127 SHREW002, 035, 083, 128 SHREW210/09, 030/R, 094, 019, 027, 016, 120/R, 105, 095, 115, 212/09, 023	SHREW028, 075 and 114 are part of the Shrewsbury South SUE and have been combined with other sites. SHREW083 and 128 are part of the Shrewsbury West SUE and have been combined with other sites. SHREW016 was considered to have a lack of open space, but its location by the river provides the open space required. SHREW115 has been combined with other sites, SHREW023 is a contained site along the edge of the settlement as is considered to have reasonable access to services and facilities.
	Shrewsbury: Employment	Sites assessed as being fair: ELR002 (Part of SHREW127), 008, 009, 064, ELR066 (part of SHREW107), 067, 068, 069	ELR006, 007 SHREW028, 029, 075, 107, 114, and 127 SHREW002, 035, 083, and 128	Sites are part of Shrewsbury SUE's and have been combined with other sites.
	Baschurch	BAS005, 014, 015, 035	BAS005, 035, 025	BAS025 is seen to be an easily developable site which offers good community facilities.
	Bomere Heath	BOM012, 019/R/020 Sites assessed as fair, BOM001, 002, 004/R, 013, 017, 018/R, 021, 022b/09, 002a/09	BOM004/R	Site favoured by the local community. Considered to be a well located site.
	Condover	All sites assessed as fair	CON005, 006	None
	Dorrington	DOR001, 004, 021, 013, 014, 017	DOR004	None

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
	Hanwood	All sites assessed as fair	HAN011/R	None
	Montford Bridge	All sites assessed as poor	MNB002 -part	Need to justify MNB002 – poor site
	Nesscliffe	NESS003, 004, 007, 012	NESS004, 012	None
	Uffington	All sites assessed as poor	UFF006/10	Need to justify UFF006/10 – poor site
Wem	Wem: Housing	WEM003, 005, 006, 011, 012,	WEM003, 012	None
	Wem: Employment	Sites assessed as being fair: ELR027, 028, 031a	ELR031a	
	Shawbury: Housing	SHAW003/R, 004, 005, 006, 012/09	SHAW004	None
Whitchurch	Whitchurch: Housing	WHIT002, 005, 007, 008, 009, 010, 014, 021, 027, 029, 30/09, 33/10, 34/10, 036, 037, 038, 039, 044, 046, 047	WHIT009, 046, 037, 021, 008, 033	None
	Whitchurch: Employment	ELR033, 034, 035, 037,	ELR033, 035	None
	Prees	PRE002, 005, 006, 007, 008, 019/09	PRE002, PRE008	None
	Tilstock	TIL001,002, 005, 007, 008	TIL001, 002, 008	None

## 8. Sustainability Appraisal of the SAMDev Plan Draft Development Management Policies (Revised Preferred Options stage)

### Consideration of alternative options

- 8.1. Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives for each policy at the Revised Preferred Options stage was not applicable or practical (see also paragraphs 7.1 and 7.2). This is consistent with NPPG paragraph 18 which states that *'reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable'*
- 8.2. The SAMDev Draft Development Management Policies Document sets out the 16 draft SAMDev policies. The Sustainability Appraisal summary assessments for each policy, along with any potential issues are **shown in Table 11** below. The scoring matrices for each Draft Development Management Policy are shown in Appendix F

**Table 11: SA summary assessments for Draft Management Development Policies**

Policy	SA Summary	Issues arising from SA
<b>MD1: Scale and Distribution of Development</b>	<p>The assessment shows that policy MD1 is likely to have a strongly positive effect on the sustainability objectives of; providing a sufficient quantity of housing; promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses and protecting soil quality.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of; encouraging the use of more sustainable forms of transport; reducing the need of people and businesses to travel; promoting community participation in sporting, recreational and cultural activities; creating active and healthier communities for all; protecting Shropshire’s landscapes, townscapes, historic environment and bio- and geo-diversity and ensuring the efficient use of land.</p> <p>MD1 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD2: Sustainable Design</b>	<p>The assessment shows that policy MD2 is likely to have a strongly positive effect on the sustainability objectives of; promoting safer communities; providing a sufficient quantity of housing; promoting community participation in sporting, recreational and cultural activities; reducing Shropshire’s contribution to climate change and encouraging adaptation to its impacts as well as protecting Shropshire’s landscapes, townscapes, historic environment, bio- and geo-diversity and water resources.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of encouraging the use of more sustainable forms of transport and creating active and healthier communities for all.</p> <p>MD2 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD3: Managing Housing Development and Example</b>	<p>The assessment shows that policy MD3 is likely to have a strongly positive effect on the objectives of providing a sufficient quantity of housing and in the medium to long</p>	<b>None</b>

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Policy	SA Summary	Issues arising from SA
<b>Settlement Policies</b>	<p>term, on reducing the need of people and businesses to travel.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of; promoting a strong and sustainable economy; protecting Shropshire's landscapes, townscapes, historic environment, bio- and geo-diversity and soil quality and ensuring the efficient use of land.</p> <p>MD3 is unlikely to alter the present or future baseline situation for the remaining</p>	
<b>MD4: Managing Employment Development</b>	<p>The assessment shows that policy MD4 is likely to have a strongly positive effect on the sustainability objectives of promoting a strong and sustainable economy, encouraging inward investment and supporting existing businesses and ensuring the efficient use of land.</p> <p>The policy is likely to give rise to a less extensive but still positive effect in the medium to long term on the objective of reducing the need of people and businesses to travel.</p> <p>The effect of MD4 on the objectives of protecting Shropshire's landscapes, townscapes, historic environment, bio- and geo-diversity, water, and air and soil quality and on reducing flooding is uncertain, although policies MD2 and MD12 are likely to protect the many of the features these objectives cover. There are no predicted negative effects.</p>	<b>None</b>
<b>MD5: Sites for Sand and Gravel Working</b>	<p>The assessment shows that policy MD5 is likely to have a positive effect on the sustainability objectives of; promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses; protecting Shropshire's landscapes, townscapes, historic environment, bio- and geo-diversity, air, soil and water quality and resources and reducing flooding.</p> <p>The policy is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>

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Policy	SA Summary	Issues arising from SA
<b>MD6: Green Belt &amp; Safeguarded Land</b>	<p>The assessment shows that policy MD6 is likely to have a positive effect on the objectives of; providing a sufficient quantity of housing; promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses; protecting Shropshire's landscapes, townscapes and soil quality and ensuring the efficient use of land</p> <p>The policy is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<b>MD7: Managing Development in the Countryside</b>	<p>The assessment shows that policy MD7 is likely to have a strongly positive effect on the sustainability objectives of protecting Shropshire's landscapes, townscapes, historic environment, bio- and geo-diversity and soil quality.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of; providing a sufficient quantity of housing; promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses; reducing the need of people and businesses to travel; promoting community participation in sporting, recreational and cultural activities and ensuring the efficient use of land.</p> <p>MD7 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD8: Infrastructure Provision</b>	<p>The assessment shows that policy MD8 is likely to have a strongly positive effect on the sustainability objectives of; encouraging inward investment and supporting existing businesses; reducing Shropshire's contribution to climate change and encouraging adaptation to its impacts; protecting Shropshire's landscapes, townscapes, historic environment, bio- and geo-diversity and water resources and reducing the risk of flooding.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of; promoting a strong and sustainable economy; encouraging the use of</p>	<b>None</b>



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Policy	SA Summary	Issues arising from SA
	<p>more sustainable forms of transport; reducing the need of people and businesses to travel; promoting community participation in sporting, recreational and cultural activities and creating active and healthier communities for all.</p> <p>MD8 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<b>MD9: Safeguarding and Improving Employment Investment</b>	<p>The assessment shows that policy MD9 is likely to have a strongly positive effect on the sustainability objectives of promoting a strong and sustainable economy and encouraging inward investment and supporting existing businesses.</p> <p>The policy is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD10: Retail Development</b>	<p>The assessment shows that policy MD10 is likely to have a strongly positive effect on the sustainability objectives of; promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses; encouraging the use of more sustainable forms of transport and reducing the need of people and businesses to travel.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of protecting Shropshire's landscapes, townscapes, historic environment, bio- and geo-diversity and soil quality and ensuring the efficient use of land.</p> <p>MD10 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD11: Tourism Facilities and Visitor Accommodation</b>	<p>The assessment shows that policy MD11 is likely to have a strongly positive effect on the sustainability objectives of promoting community participation in sporting, recreational and cultural activities and protecting Shropshire's landscapes and townscapes</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of: promoting a strong and sustainable economy; encouraging inward</p>	<b>None</b>



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Policy	SA Summary	Issues arising from SA
	<p>investment and supporting existing businesses; reducing the need of people and businesses to travel, protecting the historic environment, bio- and geo-diversity and soil quality and reducing the risk of flooding.</p> <p>MD11 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<p><b>MD12: Natural and Historic Environment</b></p>	<p>The assessment shows that policy MD12 is likely to have a strongly positive effect on the sustainability objectives of and protecting Shropshire's landscapes, townscapes, historic environment and bio- and geo-diversity.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of; promoting community participation in sporting, recreational and cultural activities encouraging adaptation to the impacts of climate change; protecting Shropshire's water resources; improving local air quality; reducing the risk of flooding and protecting soil quality;</p> <p>MD12 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p><b>None</b></p>
<p><b>MD13: Waste Management Facilities</b></p>	<p>The assessment shows that policy MD13 is likely to have a strongly positive effect on the sustainability objectives of protecting Shropshire's landscapes, townscapes, historic environment, bio- and geo-diversity and water resources, improving local air quality and ensuring the efficient use of land.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of promoting a strong and sustainable economy, encouraging inward investment and supporting existing businesses; reducing Shropshire's contribution to climate change and protecting soil quality.</p> <p>MD13 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p><b>None</b></p>

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Policy	SA Summary	Issues arising from SA
<b>MD14: Landfill and Landraising Sites</b>	<p>The assessment shows that policy MD14 is likely to have a strongly positive effect on the sustainability objectives of protecting Shropshire’s landscapes, townscapes, historic environment, bio- and geo-diversity and water resources.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of reducing Shropshire’s contribution to climate change, improving local air quality and ensuring the efficient use of land</p> <p>MD14 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD15: Mineral Safeguarding</b>	<p>The assessment shows that policy MD15 is likely to have positive effects on the objectives of promoting a strong and sustainable economy and encouraging inward investment.</p> <p>The policy is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD16: Managing the Development and Operation of Mineral Sites</b>	<p>The assessment shows that policy MD16 is likely to have a strongly positive effect on the sustainability objectives of protecting Shropshire’s landscapes, townscapes, historic environment, bio- and geo-diversity and water resources.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of: promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses; encouraging the use of more sustainable forms of transport; reducing the risk of flooding; protecting soil quality and ensuring the efficient use of land.</p> <p>MD16 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>

## **9. Sustainability Appraisal of the SAMDev Plan Revised Preferred Options (sites) document.**

- 9.1. The SAMDev Revised Preferred Options document set out the revised preferred housing and employment sites in Market Towns and Community Hubs and Clusters.
- 9.2. The Revised Preferred Options show any new housing and employment sites that have been put forward for assessment. The table below **only shows new potential sites**. Existing sites from the Preferred Options Stage where there were no changes were not consulted on again and are not shown in the table. Where no specific site allocations were proposed, and therefore the proposed housing or employment target was to be met through windfall, infill or conversions only, no assessments were conducted as the sustainability of the site will be assessed through the planning application process.
- 9.3. The outcome of the site assessment SA for Revised Preferred Options (sites) is set out in the table below. The written summaries for each site assessment are shown Appendix G and the full stage 2a and stage 2b site assessments are in the SAMDev evidence base

*Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
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<b>Place Plan</b>	<b>Settlement</b>	<b>Best Option/s from SA</b>	<b>Chosen Option</b>	<b>Conflict with SA?</b>
Albrighton	Albrighton	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites ALB002, 003 carried forward	None
Bishop's Castle	Bishop's Castle: Housing	No new assessment needed for sites BISH001, 007, 010, 014, 021  New sites assessed as good, BISH005 New sites assessed as fair, 008sd, 012, 013	BISH013	BISH013 has community support and although less sustainable than other sites, is still seen to be capable of sustainable development.
	Bishop's Castle: Employment	Both sites assessed as being poor, ELR048 and 049	ELR048, 049	No sites taken forward
Bucknell	Bucknell	No new assessment needed for sites 003; 008 & 009  New site assessed as poor, BUCK001sd,	BUCK001	BUCK003 removed at this stage due to local opposition.
	Chirbury	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site CHIR001 carried forward	None
Clun	Clun	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site CLUN002 carried forward	None
	Clungunford	All sites assessed as being fair CLUNG001sd, 002sd	No sites being taken forward at this stage. Development through windfall allocations.	None
Lydbury North	Lydbury North	No new assessment needed for sites LYD001, 002,  New sites assessed as fair, 005, 006, 007,	Chosen sites from preferred options stage carried forward LYD001, 002	New sites all assessed as being fair, no new sites assessed as being good LYD010 is not going forward as a final allocation.

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
		008, 009, 010, 011, 013	New chosen sites, 007-009, 010, 011	
	Worthen and Brockton	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site WORTH002 carried forward	None
Bridgnorth	Bridgnorth: Housing	No new assessment needed for sites BRID001, 005, 007, 009, 013, 020A/09, 020B/09 (inc. BRID004), 023/10	BRID001, 020a	None
	Bridgnorth: Employment	New site assessed as being fair, 004		
	Ditton Priors	Sites assessed as being fair: ELR011, 012, 013, 077	ELR077, W039	None
		No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site DITT005/09 carried forward	None
	Neenton	Sites assessed as fair, NEE001	NEE001	None
Broseley	Broseley: Employment	All sites assessed as fair, ELR016, 017, 018	ELR017	None
Church Stretton	Church Stretton: Housing	Sites already assessed: CSTR018, CSTR027 and CSTR019	New preferred sites: CSTR027/09 CSTR019 (reserve site only) No change CSTR018 Deleted CSTR014 for employment and	None

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
			housing CSTR018 for employment CSTR020 for housing ELR070	None
Cleobury Mortimer	Church Stretton: Employment	ELR051, 052, 070		
	Cleobury Mortimer: Housing	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites CMO002, 005 carried forward	CMO001 has had housing built on part of the land, with the rest being employment. Therefore only a small area of land to consider. CMO010 was considered to have access problems. CMO013 has had an application for housing which has been approved. CMO002 and CMO005 considered next best sites.
	Cleobury Mortimer: Employment	Site assessed as good, ELR067 Sites assessed as far, ELR068, 071	ELR071 ELR068	ELR067 has been removed due to no longer being available for employment uses.
Craven Arms	Craven Arms: Housing	No new assessment needed for sites CRAV003, 004, 010, 023,  New site assessed as being good CRAV009 and 027	Chosen sites from Preferred options stage CRAV003, 004  New chosen sites CRAV002, 009, 024, 030,	CRAV030 is part of ELR053 and is going forward as housing. The site is a historic farmstead, with permission for partial demolition and conversion.
	Craven Arms: Employment	Sites assessed as being good, ELR056, 057 Sites assessed as being fair, ELR053, 055	ELR053, 055	ELR053 is owned by the abattoir operator and the land was purchased from Shropshire Council. The site was given an allocation through the Local Plan due to the idea of long term strategic growth of the town.
Ellesmere	Ellesmere:	No change from original consultation and	ELL003	ELL008, 016 and 004 are not now

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
	Housing	therefore no new site assessments needed		being carried forward as allocated sites. ELL008 is already within the development boundary, but is seen to have highway constraints. ELL016 is seen to be an extremely controversial site due to potential impacts development would have on the Mere. ELL004 is now seen to have flooding issues. Houses adjacent to this site were recently flooded and concerns were raised by residents which consequently led to the site being dropped. ELL003 was originally seen to have flooding issues due to nearby culverting. Site promoters have come forward and a flood risk assessment has been done. The site offers leisure and tourism facilities and good access. The site also has good community support.
	Ellesmere: Employment	All sites assessed as fair, ELR039 and 040	ELR074, 075	These sites have already been assessed through our Local Plan enquiry and are existing sites with good prospects. ELR074 and 075 have existing commitments on site.
	Cockshutt	No change from original consultation and therefore no new site assessments needed	CO002 & 018b	The Development Strategy which was prepared alongside the Parish Council highlighted the need for small scale development along the west side of the village. CO002 was originally a large scale site. Only part of this site is now being allocated for development.
	Dudleston Heath	No assessment needed for sites DUDH001,	DUDH001, 002 &	None



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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
	and Elson	002, ELS001, New site assessed as being fair ELS002	ELS001	
	Tetchill	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site TET001 carried forward	None
	Welsh Frankton	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites WFTN001 & 002 carried forward	WFTN001 has been dropped and is not being taken forward as a site allocation due to access issues. WFTN002 offers enhanced community benefits.
Highley	Highley	No new assessment needed for site HIGH003, New sites assessed as being fair, HIGH002, 004 (including part of 011), 016	HIGH003	None
Highley	Highley	HIGH003	HIGH003	None
Ludlow	Ludlow: Housing	No new assessment needed for 002/015, 014, 017, 019, 023, 033 New sites assessed as being good LUD0038sd New sites assessed as being fair, LUD00sd, 022, 034	Chosen sites from Preferred options 017, New chosen sites LUD034, LUD038	Mixed use scheme LUD034 has been reassessed since preferred option stage and is now considered to be a fair site.
	Ludlow: Employment	Sites assessed as being fair, ELR058, 061, 062, 063	ELR058, 059	Sites were considered for housing supply instead. ELR059 was chosen as the adjacent site was an established employment site and this would allow a natural continuation of employment land.
	Onibury	No new assessment needed for sites ONBY001, 004, 006	New chosen site ONBY003	None

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
Market Drayton	Market Drayton: Housing	New sites assessed as being fair OBNY003 No new assessment needed for sites MD010, 028 New site assessed as being good, 047sd New sites assessed as being fair, MD030, 034/09, 035/09, 040, 041, 043, 044	Chosen sites from preferred options MD010, 028 New chosen site MD030	Whilst MD030 is a 'fair site' it forms part of a coordinated scheme for Market Drayton which incorporates MD010, MD028 and MD030. Whilst these sites may be developed independently they must demonstrate how they work together to provide a comprehensively planned and integrated residential development. Development of this area is considered to be most appropriate given its relationship with existing development and proximity to services and facilities.
	Market Drayton: Employment	Sites assessed as being fair: ELR024	ELR023, 024	ELR023 has been removed from the Settlement Strategy as it is already counted within existing commitments. Only ELR024 is being pursued as an employment allocation.
	Cheswardine	No new assessment needed for site, CHES001 New sites assessed as being fair, CHES002, 004, 006, 009,		No allocations proposed within Cheswardine
	Hinstock	HIN001, 002, 005/R, 007, 009,	HIN002	None
	Hodnet	No new assessment needed for sites, HOD001 New sites assessed as being fair, HOD0012/10, 013/10	Chosen sites from preferred options HOD001 New chosen sites HOD009, 010 and 011	The four sites (HOD001, 009, 010 and 011) are allocated within the North Shropshire Local Plan. It is therefore proposed that these allocations are taken forward into SAMDev. Site HOD001 has been granted planning permission for 14 affordable dwellings (12/04552/FUL) and has not been taken forward as an allocation in

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
				Revised Preferred Options. However, HOD009, HOD009, 010, 011 provide an opportunity for a coordinated development of derelict sites within the centre of the village to be access off Station Road, rather than piecemeal development at the rear of Shrewsbury Street with less than satisfactory access off Abbots Way.
	Woore	No site allocations carried forward; any future development will be through infill		None
Minsterley and Pontesbury	Minsterley: Housing	No change from original consultation and therefore no new site assessments needed	No change to site MIN002-015(part), New chosen site, MIN007 MIN002	MIN015 is located next to MIN002. Only part of MIN015 has been allocated for development to enable to conversion and conservation of historic buildings.
	Minsterley: Employment	Site assessed as being poor, ELR001		
	Pontesbury	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites PBY018-029(part), 019 New chosen option PBY029	PBY029 is a natural extension of PBY018. The site has been extended to allow for a mixed use scheme.
Much Wenlock	Much Wenlock: Employment	The Stage 2B Assessment for Site ELR019 not been included at this stage due to on-going work to develop a Neighbourhood Plan for Much Wenlock	LB2004/00018	Much Wenlock area being dealt with through a Neighbourhood Plan
Oswestry	Oswestry: Housing	Sites carried forward from preferred options stage OSW019, 020, 029, 033,	OSW024, 030, 033, 034, 035, 045, 029,	OSW024 although assessed as being poor, will bring about a number of

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
		New site assessed as being good 067sd	042, 002-004(part)	facilities, which will counter-balance the negative issues raised, e.g. amenity and open space
	Oswestry: Employment		OSW002-004 ELR042, 043, 072	
	Babbinswood	All sites assessed as being fair, BAB008sd, 009sd	No change from preferred options sites BAB008, 009	No sites going forward, only allocating at Park Hall
	Gobowen	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites GOB008 and 012 carried forward	None
	Kinnerley	New sites assessed as being good KYN002, 005, 008	KYN001, 002	KYN008 already has consent for development Change 005 to fair
	Knockin	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site carried forward KK001	None
	Llanymynech and Pant	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site LLAN009	LLAN001 was reassessed at revised preferred options stage prior to allocation and was deemed to be fair.
	Maesbrook	All sites assessed as being fair, MBK001, 002, 003 006, 008, 009	New chosen option, LLAN001, MBK001, 009	None
	Park Hall	All sites assessed as being fair, PARK001, 002, 003, 004, 005, 009	PARK001	None
	Rhosweil	Sites assessed as being fair, WRN012, 016, 021	WRN016	None

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
	Selattyn	All sites assessed as being fair, SELA001, 002, 004, 005	SEL001	None
	St Martins	STM004, 013, 014	STM009, 029	Change assessment
	Weston Rhyn	Sites assessed as being good, WRN010 Sites assessed as being fair, WRN004sd, 006, 008	WRN010	None
Shifnal	Whittington	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites WGN001, 004, 005, 021 carried forward	None
	Shifnal: Housing	No change from original consultation and therefore no new site assessments needed	No change from preferred options, sites SHI004 and 006 carried forward	None
	Shifnal: Employment	No change from original consultation. Sites assessed as being fair, ELR020, 021	New chosen options, SHI002 and 017 ELR021 SHI004	None
Shrewsbury	Shrewsbury: Housing	Original sites carried forward from preferred options stage  New sites assessed as being good SHREW030/R, 032/R, 033/R, 036, 231,	No change from preferred options, sites 028, 029, 075, 114, 127, 210/09, 030/R, 094, 019, 016, 120/R, 095, 115, 212/09, 023, 002, 035, 083, 128, 105  New chosen options, SHREW027, 073, 198(part), 138, 107, 001	None

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
	Shrewsbury: Employment	New sites assessed as being fair: ELR002 (part of SHREW127, 008, 009, 064, 066, 067, 068, 069	ELR006, 007 SHREW028, 029, 075, 107, 114, and 127 SHREW002, 035, 083, and 128	Sites part of Shrewsbury SUE's and has been combined with other sites.
	Baschurch	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage, sites BAS005, 025 035 carried forward  New chosen site BAS017	BAS005 was a previous allocation in the North Shropshire Local Plan and was undeveloped land. BAS025 is a contained site and is seen as easily developable with good community facilities. BAS035 provides good access and the site promoters are offering a school pick up and drop off point. BAS017 has good access points and is offering land for a new medical centre.
	Bomere Heath	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage, sites BOM004/R carried forward	Site favoured by local community and is considered to be well located in terms of access.
	Condover	No change from original consultation and therefore no new site assessments needed	CON005, 006	
	Dorrington	No change from original consultation and therefore no new site assessments needed	DOR004,  New chosen site DOR017	None
	Hanwood	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage, site HAN001/R carried forward	None
	Nesscliffe	No change from original consultation and	NESS004	None

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
		therefore no new site assessments needed		
	Uffington	No change from original consultation and therefore no new site assessments needed	No change from preferred options, site UFF006/10 carried forward	This site has much community support and is situated between existing housing developments and therefore seen as an area of natural infill.
Wem	Wem: Housing	No new assessment needed for sites, WEM003, 005, 006, 011, 012  New site assessed as being good, WEM014/R	No change from preferred options stage. Sites WEM003a, 012 carried forward	None
		New sites assessed as being fair, , 008, 027, 028, 034,		
	Wem: Employment	Sites assessed as being fair: ELR027 and 028, 031a	No change from preferred options	None
	Shawbury	No change from original consultation and therefore no new site assessments needed	No change from preferred options, site SHAW004 carried forward	None
Whitchurch	Whitchurch: Housing	No change from original consultation and therefore no new site assessments needed	WHIT009, 021, 033, 046, 051	WHIT051 has been reduced in scale since the preferred option consultation stage and is now considered more appropriate for the town's growth strategy
	Whitchurch: Employment	Sites assessed as being fair, ELR033, 034, 035, 036, 037	ELR33 and 35	None
	Ash Magna and Ash Parva	All sites assessed as being poor, ASH003, 004, 006	ASHP002	
	Prees	No new assessment needed for original preferred option sites	PRE002/011/012/008 PRE005 (reserve site)	PRE005 not going forward as preferred option site.
		New sites assessed as being good PRE011,		



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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
		012		
	Prees Heath	New sites assessed as being fair, PH001, 002, 003	PH004	PH004 represents an opportunity to re-use a redundant brownfield site, and in doing so improving the visual amenity of the area. The site has Parish Council support.
	Prees Higher Heath	New sites assessed as being fair, PHH010, 011	No allocated sites carried forward	
	Tilstock	No change from original consultation and therefore no new site assessments needed	TIL001, 002, 008	TIL008 is located on the edge, but adjoining the built up area of the village. The development offers the opportunity to re-use an existing garage site for community benefit, and has the support of the Parish Council.

## 10. Sustainability Appraisal of the SAMDev Final Plan document.

- 10.1. The SAMDev Final Plan document sets out each of the 18 policies, all of the hubs and clusters and newly proposed site allocations for housing and employment.

### Consideration of alternative options

- 10.2. Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives for each policy at the Final Plan stage was not applicable or practical (see also paragraphs 7.1 and 7.2). This is consistent with NPPG paragraph 18 which states that '*reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable*'
- 10.3. The Sustainability Appraisal assesses each of the Final Plan policies against a framework of objectives with any impacts highlighted in table 13 below. The scoring matrices are given in Appendix X
- 10.4. The table shows a summary of each policy assessment, with the full sustainability matrix shown in Appendix G. The sustainability objectives were also used to assess all of the hubs and clusters which are to be included in the Final Plan. The list of hubs and clusters was finalised at Final Plan and the assessment was completed at this stage to reflect this. A summary of the assessments is shown in table 14, with the full sustainability matrix shown in Appendix I. The final part of this chapter shows newly allocated sites which have come forward after the Revised Preferred Options stage and which were included within the Final Plan. Appendix H shows the SA summaries for new sites which have been put forward for assessment since the Revised Preferred Options stage.

**Table 13: SA summary for Development Management Final Plan Policies**

Policy	SA Summary	Issues arising from SA
MD1: Scale and Distribution of Development	The assessment shows that policy MD1 is likely to have a strongly positive effect on the sustainability objectives of; providing a sufficient quantity of good quality housing, promoting a strong, stable economy and encouraging investment and supporting existing businesses. The policy is likely to give rise to less extensive but still positive effects on the objectives of; encouraging a shift towards more sustainable forms of transport and reducing the need for people to travel. MD1 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD2: Sustainable Design	The assessment shows that policy MD2 is likely to have a strongly positive effect on the sustainability objectives of; promoting safer communities, providing good quality housing, promoting community participation, adapting to the impacts of climate change, protecting and enhancing landscapes, preserving historical and cultural heritage and protecting and enhancing biodiversity.  The policy is likely to give rise to less extensive but still positive effects on the objectives of; encouraging high quality investment, creating active and healthy communities, reducing the climate change contribution, protecting water resources and reducing the risk of flooding. MD2 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD3: Managing Housing Development	The assessment shows that policy MD3 is likely to have a strongly positive effect on the sustainability objective of providing a sufficient quantity of good quality housing to meet the needs of society. MD3 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD4: Managing Employment Development	The assessment shows that policy MD4 is likely to have a strongly positive effect on the sustainability objectives of; promoting a strong and stable economy and encouraging high quality investment and supporting existing businesses. The policy is likely to give rise to less extensive but still positive effects on the	None

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Policy	SA Summary	Issues arising from SA
	objectives of; encouraging a shift towards more sustainable forms of transport and reducing the need of people and businesses to travel. MD4 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	
MD5: Sites for Sand and Gravel Working	The assessment shows that policy MD5 is likely to have a strongly positive effect on the sustainability objectives of; the efficient use of land and material resources. The policy is likely to give rise to less extensive but still positive effects on the objectives of; promoting a strong, sustainable economy and encouraging high quality investment and supporting existing businesses. MD5 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD6: Greenbelt	The assessment shows that policy MD6 is likely to give rise to less extensive but still positive effects on the objectives of providing a sufficient quality of good quality housing, helping to promote a strong, sustainable economy, encouraging high quality investment; promotes community participation, protects and enhances landscapes, protects biodiversity and geological heritage and protects quality. MD6 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD7a: Managing Housing Development in the Countryside	The assessment shows that policy MD7a is likely to have a strongly positive effect on the sustainability objectives of; protecting and enhancing landscapes, preserving and enhancing areas of historical and cultural heritage importance and protecting and enhancing wildlife habitats and sites of geological heritage. The policy is likely to give rise to less extensive but still positive effects on the objectives of; providing good quality housing, encouraging and supporting existing economy, protecting water resources and protecting soil quality. MD7a is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD7b: Managing	The assessment shows that policy MD7b is likely to give rise to less extensive but still positive effects on the objectives of; providing a sufficient quantity of	None

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Policy	SA Summary	Issues arising from SA
other Development in the Countryside	good quality housing, promoting a sustainable economy, encouraging investment and allowing existing businesses to diversify, protecting and enhancing landscapes and preserving and enhancing areas of historical and cultural importance. MD7b is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	
MD8: Infrastructure Provision	The assessment shows that policy MD8 is likely to have a strongly positive effect on the sustainability objectives of; encouraging high quality investment and supporting existing businesses, reducing the contribution to climate change, protecting the townscapes, preserving and enhancing cultural heritage, protecting wildlife habitats, protecting water resources and reducing the risk of flooding. The policy is likely to give rise to less extensive but still positive effects on the objectives of; encouraging more sustainable forms of transport, reducing the need to travel and improving local air quality. MD8 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD9: Protected Employment Areas	The assessment shows that policy MD9 is likely to have a strongly positive effect on the sustainability objectives of; promoting a strong economy and encouraging high quality investment and supporting existing businesses. The policy is likely to give rise to less extensive but still positive effects on the objectives of reducing the need to travel and ensuring the efficient use of land. MD9 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD10a: Managing Town Centre Development	The assessment shows that policy MD10a is likely to have a strongly positive effect on the sustainability objectives of; encouraging high quality investment and supporting existing businesses. The policy is likely to give rise to less extensive but still positive effects on the sustainability objectives of reducing the need to travel and protecting and enhancing Shropshire's townscapes. MD10a is unlikely to alter the present or future baseline situation for the remaining	None



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Policy	SA Summary	Issues arising from SA
MD10b: Impact Assessment for Town and Rural Centres	<p>sustainability objectives and there are no predicted negative effects.</p> <p>MD10b is likely to give rise to less extensive but still positive effects on the sustainability objectives of promoting a strong and stable economy, encouraging new investment within towns and protecting and enhancing townscapes. MD10b is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
MD11: Tourism	<p>The assessment shows that policy MD11 is likely to have a strongly positive effect on the sustainability objectives of; promoting a string and stable economy, promoting community participation through cultural and recreational activities and protecting and enhancing townscapes. The policy is likely to give rise to less extensive but still positive effects on the sustainability objectives of; encouraging high quality investment, reducing the need to travel, preserving and enhancing historical and cultural heritage, protecting and enhancing habitats and biodiversity, protecting water resources and reducing the risk of flooding. MD11 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
MD12: Natural Environment	<p>The assessment shows that policy MD12 is likely to have a strongly positive effect on the sustainability objectives of; protecting and enhancing landscapes and townscapes and protecting wildlife habitats and biodiversity. The policy is likely to give rise to less extensive but still positive effects on the sustainability objectives of; promoting a strong economy through sustainable tourism, encouraging high quality investment, promoting community participation by enhancing the amenity value of the countryside, adapting to the impacts of climate change and protecting water resources. MD12 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
MD13: Historic Environment	<p>The assessment shows that policy MD13 is likely to have a strongly positive effect on the sustainability objectives of; protecting and enhancing landscapes and townscapes and preserving and enhancing areas of historical and cultural</p>	None

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Policy	SA Summary	Issues arising from SA
	<p>importance. The policy is likely to give rise to less extensive but still positive effects on the sustainability objectives of; promoting a strong economy through sustainable tourism, encouraging high quality investment by proving an attractive location and promoting community participation. MD13 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<p>MD14: Waste Management Facilities</p>	<p>The assessment shows that policy MD14 is likely to have a strongly positive effect on the sustainability objectives of; protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife habitats and biodiversity, protecting water resources and improving air quality. The policy is likely to give rise to less extensive but still positive effects on the sustainability objectives of; supporting existing businesses and protecting and improving soil quality. MD14 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<p>MD15: Landfill</p>	<p>MD15 is likely to give rise to less extensive but still positive effects on the sustainability objectives of; protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife habitats and biodiversity, protecting water resources and improving air quality, protecting and improving soil quality and ensuring the efficient use of land and material resources. MD15 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<p>MD16: Mineral Safeguarding</p>	<p>MD16 is likely to give rise to less extensive but still positive effects on the sustainability objectives of; promoting a strong economy and supporting investment and new businesses. MD16 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<p>MD17:</p>	<p>MD17 is likely to give rise to less extensive but still positive effects on the</p>	None



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Policy	SA Summary	Issues arising from SA
Managing Mineral Sites	<p>sustainability objectives of; encouraging more sustainable forms of transport, protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife habitats and biodiversity, protecting water resources, improving air quality, reducing the risk of flooding and protecting and improving soil quality. MD17 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	

**Table 14: SA summary for Final Plan Hubs and Clusters**

Place Plan	Hubs and Clusters	SA Summary	Issues arising from SA
<b>Bishops Castle</b>	Abcott, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> <li>• Protecting and improving soil quality.</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting and improving soil quality.</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Bucknell	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet</p>	None

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	<p>community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
Chirbury	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Clun	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p>	None

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	<ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<p>Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<p>Lydbury North</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None

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	<p>Wentnor and Norbury</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	<p>Snailbeach, Stiperstones and Pennerley</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	<p>Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p>	None

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		<ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<b>Bridgnorth</b>	Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett	This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
	Ditton Priors	This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact. <ul style="list-style-type: none"> <li>• Protecting wildlife habitats</li> </ul>	None
	Neenton	This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact. <ul style="list-style-type: none"> <li>• Protecting wildlife habitats</li> </ul>	None

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	<p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>		
<p><b>Cleobury Mortimer</b></p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects</p>	<p>Hopton Wafers and Doddington</p>	<p>None</p>
	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p>Kinlet, Button Bridge, Button Oak</p>	<p>None</p>
	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following</p>	<p>Oreton, Farlow and Hill Houses</p>	<p>None</p>



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	<p>objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
Silvington, Bromdon, Loughton and Wheathill	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Stottesdon, Chorley and Bagginswood	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<b>Craven Arms</b>	Bache Mill, Boulton,	None

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	Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope	<p>of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Reducing the potential risk of flooding</li> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Protecting and improving soil quality</li> </ul>	None

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<b>Ellesmere</b>	Cockshutt	<p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p> <p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Dudleston and Street Dinas Cluster	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Dudleston Heath / Elson	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None

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	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Tetchill, Lee and Whitemere	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Welsh Frankton, Perth, New Marton and Lower Frankton	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Welshampton and Lyneal	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p>	None

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		<ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<b>Ludlow</b>	Burford	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Clee Hill	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Onibury	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access</p>	None

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		<p>to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<b>Market Drayton</b>	Adderley	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Bletchley, Longford, Longslow and Moreton Say	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Cheswardine	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. This hub/cluster is unlikely to alter the present or future</p>	None

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		baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	
Childs Ercall		This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
Hinstock		This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact. <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> </ul> This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
Hodnet		This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact. <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting and improving soil quality</li> </ul> This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted	None



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		negative effects. This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.	None
Marchamley, Peplow and Wollerton		<ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
Stoke Heath		<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Tyrley, Woodseaves (Sutton Lane), Woodseaves (Sydnall Lane)		<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Woore, Irelands		<p>This hub/cluster is likely to give rise to positive effects on the objectives</p>	None

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	<p>Cross and Pipe Gate</p> <p>of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<p><b>Much Wenlock</b></p>	<p>Buildwas</p> <p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<p><b>Oswestry</b></p>	<p>Gobowen</p> <p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p>	None

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	<ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
Kinnerley, Maesbrook, Dovaston and Knockin Heath	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Knockin	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Llanyblodwel,	<p>This hub/cluster is likely to give rise to positive effects on the objectives</p>	None

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	<p>Porthywaen, Dolgoch, Llynclys and Bryn Melyn</p> <p>of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<p>Llanymynech &amp; Pant</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p>None</p>
<p>Park Hall, Hindford, Babbinswood and Lower Frankton</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> </ul>	<p>None</p>

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	<ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
Ruyton XI Towns	<ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p>	None
Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas	<ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
St Martins	<ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None

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		<p>of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	<p>Weston Rhyn, Rhoswiel, Wern and Chirk Bank</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	<p>Whittington</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> </ul>	None

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	<ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>		
<b>Shrewsbury</b>	<p>Albrighton</p> <p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None	None
	<p>Baschurch</p> <p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> </ul>	None	None
	<p>Bayston Hill</p> <p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p>	None	None



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	<ul style="list-style-type: none"> <li>Protecting and enhancing Shropshire's landscape</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>		
Bicton and Four Crosses area	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None	
Bomere Heath	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None	
Dorrington, Stapleton and Condover	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>Protecting and enhancing Shropshire's landscape</li> <li>Reducing the potential risk of flooding</li> </ul>	None	

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		This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	
Fitz, Grafton and New Banks		<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler		<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Hanwood and Hanwood Bank		<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p>	None

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	<ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>		
Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None	
Montford Bridge West	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul>	None	
Mytton	<p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p> <p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Supporting a shift towards more sustainable forms of transport</li> </ul>	None	

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	<ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
Nesscliffe	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
Uffington	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted</p>	None

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	Walford Heath	<p>negative effects.</p> <p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Weston Lullingfields, Weston Wharf and Weston Common	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<b>Wem</b>	Myddle and Harmer Hill	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> </ul>	None

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		<ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p> <p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<b>Whitchurch</b>	Prees and Prees Higher Heath	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None

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	<p>Tilstock, Ash Magna/Parva, Prees Heath, Ightfield and Calverhall</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p>None</p>
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**Table 15: SA summary assessment for Final Plan Housing and Employment sites**

Place Plan Area	Settlement	Best Options	Chosen Options	Conflict
Church Stretton	Church Stretton	No change to site assessment for CSTR018 and CSTR019  New site assessed as being fair ELR078	CSTR018 CSTR019 ELR078  Sites CSTR027 and ELR070 are not now being taken forward	No conflict
Market Drayton	Stoke Heath	STOK001, STOK002, STOK003(STH002)	STOK003 (STH002)	None
Oswestry	Oswestry	No change to site assessments	OSW002 and OSW003 are not now being taken forward	No conflict

## **11. Implementation**

### **Links to Other Plans and Programmes**

- 11.1 It is a requirement that the SAMDev Plan is in general conformity with higher level policies and plans. Therefore, it is essential that the SAMDev Plan does not conflict with any principles established within the National Planning Policy Framework and Shropshire Council Adopted Core Strategy 2011. Until recently, it was also a requirement that the SAMDev Plan be in conformity with the West Midlands Regional Spatial Strategy. As of 2013, all Regional Spatial Strategies have now been abolished in favour of a more localised approach;
- 11.2 This Sustainability Appraisal will be relevant when carrying out the Sustainability Appraisal of any future Development Plan Documents or Supplementary Planning Documents which implements or expands on the policies of the SAMDev Plan. The Sustainability Appraisal of such documents will focus on the effects of the more detailed policies which implement the SAMDev Plan. Additionally, the Sustainability Appraisal of the SAMDev Plan will be relevant when undertaking any Environmental Impact Assessments required for specific projects which are proposed in the plan.

### **Monitoring**

- 11.3 The SEA Directive requires monitoring of the significant environmental effects of implementing the plan. SA monitoring will cover the significant sustainability effects as well as the environmental effects;
- 11.4 The SA Framework incorporates 52 indicators against which it is intended that data will be collected. Many of these are already collected by the Council and other agencies under separate monitoring arrangements. These indicators should be collated as they are updated, to inform the Annual Monitoring Report (AMR) for the Local Development Framework. In preparing the AMR, the sustainability effects of implementing the SAMDev Plan DPD should be documented as far as practicable. The table below sets out the suggested indicators for each SA Objective.

**Table 16: SA Indicators:**

	<b>SA Objective</b>	<b>SA Indicators</b>
1	Promote safer communities	<ul style="list-style-type: none"> <li>• Incidence of anti-social behaviour in different parts of Shropshire;</li> <li>• Percentage of people feeling safe after dark in each area of Shropshire;</li> <li>• Number of recorded incidents and distribution of burglary, car crime and vandalism;</li> <li>• Number of new developments incorporating 'secure by design' principles</li> </ul>
2	Provide a sufficient quantity of good quality housing, which	<ul style="list-style-type: none"> <li>• Tenure and mix of housing;</li> <li>• % of households considered to be in</li> </ul>

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	<b>SA Objective</b>	<b>SA Indicators</b>
	meets the needs of all sections of society	<ul style="list-style-type: none"> <li>overcrowded conditions;</li> <li>• Number of households considered in priority need;</li> <li>• % of housing meeting Code for Sustainable Homes standards;</li> <li>• Number of households in fuel poverty</li> </ul>
3	Promote a strong and sustainable economy throughout Shropshire	<ul style="list-style-type: none"> <li>• Productivity rates per head;</li> <li>• % employed in different sectors of the economy;</li> <li>• Employment rates;</li> <li>• Balance of jobs and workforce;</li> <li>• Percentage of workforce working at home;</li> <li>• Consumer spend on comparison goods in Shropshire's retail centres</li> </ul>
4	Encourage high quality inward investment, and support existing businesses to expand and diversify.	<ul style="list-style-type: none"> <li>• Number of new VAT registered businesses against closures;</li> <li>• Number of new rural and farm diversification schemes;</li> <li>• Percentage of people with NVQ levels 1-4</li> </ul>
5	Encourage a modal shift towards more sustainable forms of transport	<ul style="list-style-type: none"> <li>• Modal split in transport use;</li> <li>• % of people travelling to work by public transport or other alternatives to the private car;</li> <li>• Length of new cycle tracks in the county</li> </ul>
6	Reduce the need of people and businesses to travel	<ul style="list-style-type: none"> <li>• % of people considered to have 'good' access to key services and facilities, particularly hospitals, schools and service centres;</li> <li>• Average distance of people travelling to work</li> </ul>
7	Promote community participation in a diverse range of sporting, recreational and cultural activities	<ul style="list-style-type: none"> <li>• Numbers of people participating in organised sport;</li> <li>• Percentage of people engaged in recreational cycling and walking</li> <li>• Area of accessible open green space;</li> <li>• Access to Natural Green Space Standards;</li> <li>• Importance of cultural services on people's lives</li> </ul>
8	Create active and healthier communities for all and reduce inequalities in health services	<ul style="list-style-type: none"> <li>• % of people in 'not good' health in different areas of Shropshire;</li> <li>• Physical activity rates;</li> <li>• % of people within 30 mins of health facilities by public transport</li> </ul>
9	Reduce Shropshire's contribution to climate change	<ul style="list-style-type: none"> <li>• Percentage of energy production from renewable or low carbon technologies;</li> <li>• Greenhouse gas emissions per sector;</li> <li>• % of new housing development meeting Code for Sustainable Homes standards</li> </ul>
10	Adapt to the impacts of climate change	<ul style="list-style-type: none"> <li>• Percentage of new housing and commercial development incorporating sustainable drainage systems</li> </ul>

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	<b>SA Objective</b>	<b>SA Indicators</b>
11	Protect, enhance and manage Shropshire's landscapes and townscapes	
12	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance	<ul style="list-style-type: none"> <li>• Number and percentage of listed buildings (Grade 1 and 2*) registered 'at risk' in Shropshire</li> <li>• Number of Scheduled Monuments at risk;</li> </ul>
13	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage	<ul style="list-style-type: none"> <li>• Increase in the extent/populations of Shropshire's Biodiversity Action Plan habitats and species;</li> <li>• Progress towards Geodiversity Action Plan targets;</li> <li>• Number and condition of SSSIs</li> </ul>
14	Protect and enhance Shropshire's water resources	<ul style="list-style-type: none"> <li>• River Quality (biological and chemistry);</li> <li>• Number of developments incorporating water efficiency measures to Code for Sustainable Homes standards</li> </ul>
15	Improve local air quality	<ul style="list-style-type: none"> <li>• Number and location of AQMAs</li> </ul>
16	Reduce the risk of flooding to people, property and wildlife	<ul style="list-style-type: none"> <li>• Number of developments in Flood Zones 2 and 3 throughout Shropshire;</li> <li>• Number of developments considered 'at risk' of flooding</li> </ul>
17	Protect and improve soil quality and soil retention	<ul style="list-style-type: none"> <li>• Area of best and most versatile land lost to land use change or development</li> </ul>
18	Ensure the efficient use of land and material resources	<ul style="list-style-type: none"> <li>• Percentage of new development on previously developed land;</li> <li>• Average densities of new residential development;</li> <li>• Amount of waste generated per year;</li> <li>• Landfill diversion rates;</li> <li>• Percentage of waste being recycled;</li> <li>• Amount and percentage of alternative aggregate used in construction</li> </ul>

## **Appendices**

- Appendix A – Review of Relevant Plans, Programmes, Policies and Strategies
- Appendix B – Sustainability Appraisal comments for Preferred Options
- Appendix C – Issues and Options SA scoring matrices
- Appendix D – Site assessment for Preferred Options
- Appendix E – Sustainability Appraisal Matrix for Preferred Options Policy Directions
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## Appendix A: Review of Relevant Plans, Programmes, Policies and Strategies

Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
<p><b>INTERNATIONAL AND EUROPEAN</b></p> <p>Convention on Environment and Development, Rio de Janeiro (1992)</p>	<ul style="list-style-type: none"> <li>All parties should work together to decrease the economic disparities amongst people and eliminate unsustainable patterns of production and consumption.</li> <li>The convention identifies the need for national strategies to be produced that ensure the conservation of biological diversity and its sustainable use.</li> <li>The SA will have objectives relating to delivery of sustainable development.</li> </ul>	<p>The LDF will consider sustainable development throughout. Environmental considerations will be given to the formation of new policy and will constitute a key theme of the LDF process.</p> <p>Energy and resource consumption will feature throughout the plans and will bear heavily on the plan policies.</p>
<p>EC Directive on Ambient Air Quality 96/62/EC (Air Quality Framework Directive)</p>	<ul style="list-style-type: none"> <li>This Directive covers the revision of previously existing legislation and the introduction of new air quality standards for previously unregulated air pollutants, setting the timetable for the development of daughter directives on a range of pollutants. The list of atmospheric pollutants to be considered includes sulphur dioxide, nitrogen dioxide, particulate matter, lead and ozone – pollutants governed by already existing ambient air quality objectives- and benzene, carbon monoxide, poly-aromatic hydrocarbons, cadmium, arsenic, nickel and mercury.</li> <li>The SA will incorporate issues and objectives relating to the protection of air quality.</li> </ul>	<p>The LDF should support the aims of the Directive and consider the importance of air quality to human health and the wider environment.</p>
<p>EC Directive on the Conservation of Natural Habitats and of Wild Fauna and</p>	<ul style="list-style-type: none"> <li>Requires that development can only be allowed where it does not impact on important sites that protect habitats otherwise compensation measures must be put in place.</li> <li>The SA will include indicators relating to natural habitat</li> </ul>	<p>The LDF will consider the overall protection of the environment, including designated sites such as Sites of Special Scientific Interest (SSSIs), SAC's, and other</p>



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Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
<b>INTERNATIONAL AND EUROPEAN</b>		
Flora (92/43/EEC)	conservation.	environmentally sensitive areas, as well as preserving the character of the landscape.
EC Directive on Conservation of Wild Birds (79/409/EEC) (The Birds Directive)	<ul style="list-style-type: none"> <li>• The Directive covers the protection, management and control of these species and lays down rules for their exploitation. It applies to birds, their eggs and nests. The Directive requires that measures are taken to preserve, maintain or re-establish a diversity of habitats for all the birds listed in Article I.</li> <li>• The SA will include objectives relating to habitat and species protection.</li> </ul>	The LDF must consider the impact of development for habitat and species protection.
EC Directive on Landfilling Waste (1999/31/EEC)	<ul style="list-style-type: none"> <li>• By 2010, to reduce bio-degradable municipal waste landfilled to 75% of that produced in 1995; by 2013, to reduce the proportion to 50%; and by 2020 to reduce to 35% of that produced in 1995;</li> <li>• Banning co-disposal of non-hazardous and hazardous wastes, and requiring separate landfills for hazardous, non-hazardous and inert wastes;</li> <li>• Banning landfilling of tyres;</li> <li>• Banning landfilling of liquid wastes, infectious clinical wastes and certain types of hazardous wastes; by 2001.</li> </ul>	The LDF should include policies to reflect the Directives aim to reduce the level of waste produced and sent to landfill.
European Landscape Convention (2000)	<ul style="list-style-type: none"> <li>• The Convention applies to natural, urban and suburban areas, whether on land, water or sea. It therefore concerns not just remarkable landscapes but also ordinary everyday landscapes and blighted areas.</li> <li>• The SA will include objectives relating to the protection and enhancement of the landscapes of Shropshire.</li> </ul>	Shropshire has a diverse landscape typology. The LDF should ensure that landscapes are appropriately protected and managed in accordance with the Convention.



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Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
<b>INTERNATIONAL AND EUROPEAN</b>  <b>Johannesburg Declaration on Sustainable Development (2002)</b>	<p>The key objectives include:</p> <ul style="list-style-type: none"> <li>• Reducing by half people living in poverty by 2015;</li> <li>• Changing unsustainable patterns of production and consumption to increase employment;</li> <li>• Diversification of economies and improved access to markets;</li> <li>• Improved land and natural resource management and ecosystem conservation.</li> <li>• Greater resource efficiency.</li> </ul>	<p>The LDF will address the need to provide a holistic policy approach to sustainability for both the urban and rural areas of Shropshire, thereby ensuring that no area stands alone in policy production.</p>
<b>Kyoto Protocol to the UN Framework Convention on Climate Change (1997)</b>	<ul style="list-style-type: none"> <li>• A key objective set out in the Protocol is to reduce emissions of CO<sub>2</sub> by 5% (12.5% in the UK) of the CO<sub>2</sub> levels in 1990 by 2008-2012. This is in order to stabilize and reduce the impact on the climate system by greenhouse gases in the atmosphere.</li> <li>• The SA will include environmental objectives that are linked closely to climate change and will look at the impact on local biodiversity should no such related objective be included.</li> <li>• The SA will consider environmental objectives that have a direct correlation to climate change, and will consider the potential impact of climate change on the local biodiversity if no environmental objectives are implemented.</li> </ul>	<p>The LDF should support the objectives of the Kyoto Protocol and will aim to include policies that will result in the overall reduction of CO<sub>2</sub> emissions.</p>
<b>Renewed EU Sustainable Development Strategy (2006)</b>	<p>The strategy sets overall objectives, targets and concrete actions for seven key priority challenges until 2010, many of which are predominantly environmental:</p> <ul style="list-style-type: none"> <li>• Climate change and clean energy</li> <li>• Sustainable transport</li> </ul>	<p>The LDF should take into account the objectives of the Strategy. The aim of sustainable development should be implicit in its approach.</p>

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Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
<b>INTERNATIONAL AND EUROPEAN</b>		
	<ul style="list-style-type: none"> <li>• Sustainable production and consumption</li> <li>• Public health threats</li> <li>• Better management of natural resources</li> <li>• Social inclusion, demography and migration</li> <li>• Fighting global poverty</li> </ul>	
<b>The Ramsar Convention on Wetlands of International importance, especially waterfowl habitat (1971)</b>	<ul style="list-style-type: none"> <li>• The Ramsar sites should be recognised in the SA Framework through objectives that highlight the protection and enhancement of protected / designated sites for biodiversity. It should also be included in the baseline information.</li> </ul>	<p>The LDF will aim to protect all local landscape designations including Sites of Special Scientific Interest (SSSIs) and Ramsar sites.</p>
<b>Waste Framework Directive ((91/156/EEC)</b>	<p>Member States should take the necessary measures to ensure that waste is recovered or disposed of without endangering human life or harming the environment, and in particular without:</p> <ul style="list-style-type: none"> <li>• risk to water, air, soil and plants and animals;</li> <li>• causing a nuisance through noise or odours; and</li> <li>• adversely affecting the countryside or places of special interest.</li> </ul> <p>The SA will incorporate issues and objectives relating to the efficient use of materials including more use of recycling of waste.</p>	<p>The LDF should ensure the sustainable management of waste. Policies should encourage the minimal production of waste and increase the potential for recycling.</p>
<b>Water Framework Directive (2000/60/EC)</b>	<p>Its aims are to:</p> <ul style="list-style-type: none"> <li>• Prevent deterioration of aquatic ecosystems and associated wetlands</li> </ul>	<p>The LDF will have a significant role to play in protecting and managing ground and surface water quality. It</p>

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Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
<b>INTERNATIONAL AND EUROPEAN</b>		
	<ul style="list-style-type: none"> <li>• Promote the sustainable use of water</li> <li>• Reduce pollution of water</li> <li>• Introduce a co-ordinated approach to water management based on the concept of river basin planning</li> </ul>	is important that water resources within Shropshire are not harmed by development.
<b>NATIONAL</b>		
<b>Plan/Programme</b>		
<ul style="list-style-type: none"> <li>• National Planning Policy Framework</li> </ul>	<p><b>Key objectives relevant to the LDF and SA</b></p> <ul style="list-style-type: none"> <li>• Promoting sustainable transport</li> <li>• Supporting high quality communications infrastructure</li> <li>• Delivering a wide choice of high quality homes</li> <li>• Requiring good design</li> <li>• Promoting healthy communities</li> <li>• Protecting Green Belt land</li> <li>• Meeting the challenge of climate change, flooding and coastal change</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> <li>• Facilitating the sustainable use of materials</li> </ul>	<p><b>Implications for the LDF</b></p> <p>Requirements of national planning guidance should be reflected in the SA framework. LDF will consider the need to encourage future development in a sustainable manner</p>
<ul style="list-style-type: none"> <li>• Planning Policy Guidance 4: Industrial and Commercial Development and Small Firms (1992)</li> </ul>	<p>The key aims guidance include:</p> <ul style="list-style-type: none"> <li>• Minimising the length and number of trips made by motor vehicles in connection to new development</li> <li>• Encouraging development in locations that can be served by energy efficient modes of transport</li> <li>• Discouraging development that would add to congestion</li> <li>• Integrate areas of industry and commerce with residential</li> </ul>	<p>The LDF will consider provision for 'accessibility to services' and will provide for development to be situated in sustainable locations.</p>

NATIONAL		
Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
	<p>development but avoid incompatibility</p> <p>Considering new development alongside countryside protection in rural areas.</p> <p>The SA will consider the sustainability impact of the siting of business land in any particular location. It will consider the environmental impact with regards to transport and will prevent any development that is likely to have a significant effect on the degradation of the environment within the County.</p>	
<p><b>Planning Policy Statement 6: Planning in Town Centres (2005)</b></p>	<p>The Government's key objective for town centres is to promote vital and viable city, town and other centres by:</p> <ul style="list-style-type: none"> <li>• Planning for growth of existing town centres;</li> <li>• Promoting and enhancing existing centres by focussing development in such centres; and</li> <li>• Encouraging a wide range of services in a good environment, accessible to all</li> </ul> <p>The SA needs to take into account the overall approach to future retail development and the need to promote viability of town centres and smaller centres.</p> <p>The SA will consider the implications for sustainability in the development of land both within and outside town centres.</p>	<p>The LDF process will set out a spatial vision and hierarchy for economic development as well as an assessment of the need and scale of development and impact on existing centres. It is important that, where possible, locations are accessible by a number of means of transport to encourage sustainable transport choices and reduce the need to travel.</p>
<ul style="list-style-type: none"> <li>• Planning Policy Statement 10: Planning for Sustainable Waste Management (2005)</li> </ul>	<p>The SA will provide objectives that seek to eliminate the over-production of waste and its poor management.</p>	<p>The LDF will consider and support County wide initiatives in the management of waste and will seek to maximise the efficient use of resources.</p>

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<b>NATIONAL</b>	
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>
<p>Planning Policy Guidance 15: Planning and the Historic Environment (1994)</p>	<p>PPG 15's aims include:</p> <ul style="list-style-type: none"> <li>• Effective protection of all aspects of the historic environment;</li> <li>• The physical survivals of our past are to be valued and protected as part of our cultural heritage; and</li> <li>• The need for economic growth is reconciled with the need to protect the historic environment.</li> </ul> <p>The SA will seek to promote the preservation of historically important areas through objectives that aim to achieve a balance between innovation and growth, and conservation.</p>
<p>Planning Policy Guidance 16: Archaeology and Planning (1990)</p>	<p>SA objectives will seek to preserve historically important areas whilst attempting to achieve a balance between growth and conservation.</p>
<p>Planning for Tourism: A Good Practice Guide (2006)</p>	<ul style="list-style-type: none"> <li>• Those preparing LDFs need to decide how to deal with tourism issues within the framework. This approach should seek to produce a plan which is integrated with other strategies that have been prepared for the area, including any that relate to the future of tourism.</li> <li>• In locations where the future development of tourism is a key issue for the local authority, it will be appropriate for the LDF to cover tourism issues together with any objectives relevant to tourism. In other local authorities it may be that the plan's broad approach to economic growth and regeneration sets the framework for the future development of tourism. In these cases this relationship should be acknowledged and taken into account in the development of the LDF.</li> </ul>
	<p><b>Implications for the LDF</b></p> <p>The LDF will seek to retain and enhance cultural and historic characteristics within Shropshire's locally distinctive environment including buildings, landscape features and sites of historical importance.</p>
	<p>The LDF process should identify, preserve and enhance areas of archaeological interest and their settings.</p>
	<p>The LDF should take account of the general principles within the good practice guide, which include how to devise good tourism policies.</p> <p>There are a number of assets (such as historic markets towns, conservation areas and the AONB) within Shropshire which have potential for promoting tourism. However, measures will need to be identified to protect these key assets from over-exploitation e.g. promoting alternative areas, and</p>



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<b>NATIONAL</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>	<b>Implications for the LDF</b>
Mineral Planning Guidance 6: Guidelines for aggregates provision in England	<ul style="list-style-type: none"> <li>The SA will take account of environmental issues concerning minerals development.</li> <li>The supply of aggregate is essential for continued economic prosperity, but has the potential to adversely affect the environment.</li> <li>The SA will provide a Sustainability Framework including environmental, economic and social objectives. This will be used to measure the policies concerning supply of aggregate.</li> </ul>	<p>The LDF will need to provide a set of policies to adequately provide enough aggregate for the construction industry. Policies will be developed detailing the environmental requirements for mineral developers to meet.</p>
Building a Greener Future: policy statement (CLG, 2007)	<ul style="list-style-type: none"> <li>Key objectives include meeting the zero carbon standard for all new homes by 2016 (net emissions from homes of zero) with a progressive tightening of energy efficiency building regulations by 25% by 2010 and by 44% by 2013.</li> <li>The SA will ensure the reduction in carbon emissions is one of its key objectives.</li> </ul>	<p>The LDF should seek to encourage development that reduces overall carbon emissions. Developers of new homes should meet the targets of the policy statement.</p>

<b>NATIONAL</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>	<b>Implications for the LDF</b>
Climate Change Bill (Defra, 2007)	<p>As well as the key objective of carbon emissions reduction the Bill introduces a system of five-year carbon budgets, which set binding limits on CO<sub>2</sub> emissions and ensure that every year's emissions count. Three successive budgets (set 15 years ahead) will always be in law. The Bill also introduces a Committee on Climate Change in an advisory role to the Government.</p> <p>Amendments to the Bill include:</p> <ul style="list-style-type: none"> <li>Increasing strength of UK's carbon management framework by asking the Committee on Climate Change to report on whether target of 60% should be more robust (and possibly set at 80%);</li> <li>Increasing the transparency and accountability of the UK's climate programme, by requiring the Committee to publish analysis and advice to Government on setting five-yearly carbon budget targets; and</li> <li>Enhancing role and independence of Committee on Climate Change by requiring Government to seek Committee's advice before amending 2020-2050 emissions targets.</li> </ul>	<p>The LDF should directly contribute to the UK's carbon emissions targets by including policies that help reduce the carbon emissions of Shropshire.</p>
Climate Change: The UK Programme (Defra, 2006)	<ul style="list-style-type: none"> <li>The UK Programme reiterates and goes beyond the UK's commitment to the Kyoto agreement, aiming to reduce carbon dioxide emissions by 20% below 1990 levels by 2010. A number of SA objectives support the aim of reducing carbon dioxide emissions.</li> </ul>	<p>The LDF should include policies that help to reduce carbon dioxide emissions.</p>



NATIONAL		
Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
Code for Sustainable Homes: A Step Change in Sustainable Home Building Practice (CLG, 2006)	<p>The Code has been introduced to drive a <i>step change</i> in sustainable home building practice. It is a standard for key elements of design and construction which affect the sustainability of a new home. The aim is for the Code to become the single national standard for sustainable homes, used by home designers and builders as a guide to development, and by home-buyers to assist in their choice of home. Seven areas are considered:</p> <ul style="list-style-type: none"> <li>• Energy efficiency /CO<sub>2</sub> emissions</li> <li>• Water efficiency</li> <li>• Surface water management</li> <li>• Site Waste Management</li> <li>• Household Waste Management</li> <li>• Use of Materials</li> <li>• Lifetime homes</li> </ul> <p>The Code is now mandatory for publicly funded development and will be enforced at Code level 3 through the Building Regulations from 2010. All new homes must be rated against the Code from 1<sup>st</sup> May 2008.</p>	<p>The LDF should encourage all developers to meet with best practice as set out in the Code for Sustainable Homes.</p>
Countryside Rights of Way Act (CROW) (2000)	<p>The act:</p> <ul style="list-style-type: none"> <li>• Extends the public's ability to enjoy the countryside whilst also providing safeguards for landowners and occupiers;</li> <li>• Creates new statutory right of access to open country and registered common land;</li> <li>• Modernises Right of Way system;</li> <li>• Gives greater protection to SSSIs;</li> <li>• Provides better management arrangements for AONBs; and</li> <li>• Strengthens wildlife enforcement legislation.</li> </ul>	<p>Shropshire has around 5,500kms of rights of way. Development should be planned to enhance access to the countryside and to protect sites designated for nature conservation. The LDF will consider access to the countryside and will ensure that in doing so, there should be no adverse impact on the local landscape.</p>

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Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
<p>Energy White Paper – Meeting the Challenge (DTI, 2007)</p>	<p>The SA will provide indicators to monitor the preservation of the local landscape and objectives will be developed in that respect.</p> <p>It's key objectives are to:</p> <ul style="list-style-type: none"> <li>• Establish an international framework to tackle climate;</li> <li>• Provide legally binding carbon targets for the whole</li> <li>• reducing emissions;</li> <li>• Make further progress in achieving fully competitive</li> <li>• international markets;</li> <li>• Encourage more energy saving through better information, regulation;</li> <li>• Provide more support for low carbon technologies; and</li> <li>• Ensure the right conditions for investment.</li> </ul> <p>Both energy efficiency and the generation of energy from renewable sources will be addressed in the SA's objectives.</p>	<p>The LDF should seek to reduce the County's energy usage wherever possible, through locating development sustainably and ensuring that energy efficient measures are employed. In addition, the LDF should consider opportunities for incorporating renewable energy schemes. Policies should positively encourage the use of renewable energy technologies.</p>
<p>Environmental Quality in Spatial Planning (Countryside Agency, English Heritage, English Nature, Environment Agency, 2005)</p>	<p>The document seeks to promote a plan making system that encourages development that:</p> <ul style="list-style-type: none"> <li>is more sustainable, both in built form and location;</li> <li>respects the ability of the environment to accommodate change (including climate change);</li> <li>avoids damage to and increases or enhances the environmental resource;</li> <li>reduces risks to, and potentially arising from, the environment;</li> <li>respects local distinctiveness and sense of place and is of high design quality, so that it is valued by communities; and</li> <li>reflects local needs and provides local benefits.</li> </ul>	<p>The LDF will aim to protect the distinctiveness and character of the local landscape and will aim to prevent any development that is likely to cause irreversible damage to the natural environment.</p> <p>Full use of the guidance will be made in the production of the LDF.</p>

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Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
Game Plan (2020): A Strategy for Delivering Government's Sport and Physical Activity objectives (DCMS, 2002)	<p>The SA objectives will consider fully the three objectives of sustainable development: economic, social and environmental.</p> <p>Game Plan includes two overarching objectives:</p> <ul style="list-style-type: none"> <li>• a major increase in participation in sport and physical activity, primarily because of the significant health benefits and reduce the costs of inactivity; and</li> <li>• a sustainable improvement in success in international competition, particularly in the sports which matter most to the public, primarily because of the "feel good factor" associated with winning.</li> </ul> <p>The Strategy has a long term target of achieving 70% mass participation by 2020. This will be achieved through tackling barriers to participation such as cost, information, motivation and improving provision.</p> <p>The SA will include objectives relating to active lifestyles.</p>	<p>The LDF should encourage Shropshire's residents to make healthy lifestyle choices, and ensure the protection and provision of open space, sport and recreation facilities.</p>
Heritage Protection for the 21st Century: Heritage White Paper (DCMS, 2007)	<p>Objectives for wider planning areas include:</p> <ul style="list-style-type: none"> <li>• merging listed building and scheduled ancient building regimes;</li> <li>• removing conservation area consent;</li> <li>• making demolition and part demolition works in conservation areas subject to a requirement for planning permission; and</li> <li>• cultural asset management in the marine environment.</li> </ul>	<p>The LDF should have regard for the White Paper's objectives and ensure that the protection of Shropshire's rich built and historic environment is covered within its policies.</p>
Housing and Regeneration Bill (CLG, 2007)	<ul style="list-style-type: none"> <li>• The Bill aims to give councils more freedom and incentives to build new homes, and makes rating against the Code for Sustainable Homes mandatory for new homes.</li> <li>• The Bill aims to support the delivery of housing supply (and specifically affordable housing) through the creation of the Homes</li> </ul>	<p>The LDF should have regard for the key elements of the Bill. Encouraging the development of the appropriate number of houses, with a mixture of the tenure and</p>

NATIONAL		
Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
Natural Environment and Rural Communities Act (NERC) (2006)	<p>and Communities Agency, and reforms social housing and social housing regulation to promote better services for tenants.</p> <ul style="list-style-type: none"> <li>The SA will include objectives relating the delivery of housing.</li> <li>Section 40 of the Act states that <i>“every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”</i>.</li> <li>The Act stresses that biodiversity conservation should not be viewed solely as an environmental issue, but a core component of sustainable development, which underpins economic development and prosperity and offers a range of quality of life benefits across a range of local authority service areas.</li> </ul>	<p>The new biodiversity duty requires local authorities to take their impact on biodiversity into account in all decision-making. It also requires local authorities to not only protect biodiversity but also restore and enhance biodiversity.</p> <p>The LDF should ensure that the Act's key requirements are reflected in its policies.</p>
Planning for a Sustainable Future: White Paper (CLG, 2007)	<p>The White Paper proposes reforms on how decisions are taken on nationally significant infrastructure projects - including energy, waste, waste-water and transport - responding to the challenges of economic globalisation and climate change.</p> <p>It also proposes further reforms to the Town and Country Planning system. Five core principles underpin the Government's proposals:</p> <ul style="list-style-type: none"> <li>planning must be responsive, particularly to longer term challenges such as increasing globalisation and climate change, and properly integrate our economic, social and environmental objectives to deliver sustainable development;</li> <li>the planning system should be streamlined, efficient and predictable;</li> <li>there must be full and fair opportunities for public consultation and community engagement;</li> </ul>	<p>The aims and objectives of the White Paper, and wider issues of sustainability, will be taken into account whilst producing the LDF.</p>

<b>NATIONAL</b>	
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>
	<p>the planning system should be transparent and accountable; and</p> <ul style="list-style-type: none"> <li>planning should be undertaken at the right level of government – national, regional and local.</li> </ul> <p>Sustainability is inherent in the SA process as a whole, which integrates economic, social and environmental objectives.</p>
Rural Strategy (Defra, 2004)	<ul style="list-style-type: none"> <li>The economic objective for rural areas has two components:</li> <li>Building on the economic success of the majority of rural areas to ensure they contribute fully to national, regional and local economic prosperity; and</li> <li>Tackling the structural economic weaknesses and accompanying poor social conditions that exist in a minority of rural areas.</li> <li>The social justice policy has two strands: <ul style="list-style-type: none"> <li>For the majority of rural England which is fundamentally prosperous our social priorities are to ensure fair access to public services and affordable housing; and</li> <li>In both more and less prosperous areas, to tackle social exclusion wherever it occurs.</li> </ul> </li> <li>The value of the environment should be enhanced through: <ul style="list-style-type: none"> <li>Continuing to take action to protect and enhance the rural and urban environments; and</li> <li>Enhancing the value and natural beauty of the countryside for real communities and for the benefit of society in general.</li> </ul> </li> </ul>
Soil Strategy for	The strategy includes these key objectives:
	<p>Implications for the LDF</p> <p>The majority of Shropshire is rural. The LDF should seek to address issues of deprivation and social injustice, including limitations on access to services, where this is considered a problem.</p> <p>It is also important that the protection and enhancement of the environmental value of Shropshire contributes to sustainable rural communities.</p>
	The LDF must have regard to the



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Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
England (Draft) (Defra, 2008)	<ul style="list-style-type: none"> <li>ensure measures for the protection of soil functions for agriculture and forestry soils are effective and take account of future pressures;</li> <li>reduce rate of soil organic matter decline and protect habitats based on organic soils, such as peat bogs, to maintain carbon stores and soil quality;</li> <li>establish risk of putting organic material on soils and wider consequences of doing, and seek to keep risks at the minimal level; and</li> <li>Ensure that construction industry and planning authorities take account of the need to protect soil resources and ensure they can fulfil functions, especially storing, transporting and filtering water.</li> </ul>	<p>objectives of the Soil Strategy and ensure that policies do not lead to a degradation of the qualities and functions of the soils in the County.</p>
UK Sustainable Development Strategy: Securing the Future (Defra, 2005)	<p>The guiding principles bring together and build on the various previously existing UK principles to set out an overarching approach that the four separate strategies of the Government and devolved administrations can share. These are:</p> <ul style="list-style-type: none"> <li>Living within environmental limits;</li> <li>Ensuring a strong, healthy and just society;</li> <li>Achieving a sustainable economy;</li> <li>Promoting good Governance; and</li> <li>Using sound science responsibly.</li> </ul> <p>The SA will provide objectives that will seek to focus on sustainable patterns of consumption and production and will reflect the requirements to tackle climate change. Objectives will reflect the need to create sustainable communities and involve those communities in the decisions that affect them.</p>	<p>The LDF should provide the spatial expression of the UK Sustainable Development Strategy for the County and will therefore have a strong regard for its principles.</p>
UK Biodiversity	<p>The aims of the strategy are to ensure that:</p>	<p>The LDF should seek to protect</p>

NATIONAL		
Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
<p>Action Plan (UK Biodiversity Action Group, 1994)</p>	<ul style="list-style-type: none"> <li>• Construction, planning, development and regeneration have minimal adverse impacts on biodiversity and enhance it where possible;</li> <li>• Biodiversity conservation is integral to sustainable urban communities, both on the built environment, and in parks and green spaces; and</li> <li>• Biodiversity conservation is integral to measures to improve the quality of people's lives.</li> </ul> <p>The SA will identify the need to protect local biodiversity. The Shropshire Biodiversity Action Plan (reviewed in the Countywide section) aims to monitor the changing biodiversity across the County.</p>	<p>and enhance biodiversity by protecting habitats and species as well as promoting broader biodiversity values through the promotion of wildlife friendly developments which have the potential to enhance biodiversity values.</p>
<p>The Historic Environment: A Force for our Future (DCMS, 2001)</p>	<p>The government looks to a future in which:</p> <ul style="list-style-type: none"> <li>- Public interest in the historic environment is matched by firm leadership, effective partnerships, and the development of a sound knowledge base from which to develop policies;</li> <li>• The full potential of the historic environment as a learning resource is realised;</li> <li>• The historic environment is accessible to everybody and is seen as something with which the whole of society can identify and engage;</li> <li>• The historic environment is protected and sustained for the benefit of our own and future generations; and</li> <li>• The historic environment's importance as an economic asset is skilfully harnessed.</li> </ul> <p>SA objectives will seek to preserve historically important areas whilst attempting to achieve a balance between growth and conservation.</p>	<p>Shropshire's historic environment is rich and varied. The LDF will need to ensure the historic environment is protected, enhanced and promoted where possible.</p>



<b>NATIONAL</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>	<b>Implications for the LDF</b>
Waste Strategy for England (Defra, 2007)	<p>The Strategy sets out an overall objective for England to achieve less waste, more material recovery, energy from waste and much less landfill. To achieve this, the Strategy sets objectives for different sectors:</p> <ul style="list-style-type: none"> <li>● Business: Build resource efficiency into business model; produce less waste; design less wasteful products; and use recycled inputs;</li> <li>● Retailers: Reduce packaging and usage of single use carrier bags; use influence on consumers and supply chain;</li> <li>● Consumers: Produce less waste; purchase responsibly; and separate their waste into recyclables;</li> <li>● Local authorities: Provide convenient recycling service for household and commercial users; provide local leadership to plan and invest in new infrastructure;</li> <li>● Waste management industry: Provide flexible sustainable waste services to customers; invest in recycling and recovery facilities; and observe high environmental standards</li> </ul> <ul style="list-style-type: none"> <li>● The Waste Strategy sets targets of: <ul style="list-style-type: none"> <li>○ Annual greenhouse gas emissions: 2020: reduction of 10 million tonnes of CO2 equivalents</li> <li>○ Household waste recycling: 2010: 40%; 2015: 45%; 2020: 50%</li> <li>○ Household residual waste: 2010: 29% reduction; 2015: 35% reduction; 2020: 45% reduction from 2000 levels</li> </ul> </li> <li>● Municipal waste recovery: 2010: 53%; 2015: 67%; 2020: 75%</li> </ul>	<p>The LDF should have regard for the importance of good waste management within the County.</p> <p>The LDF should encourage the development of recycling and composting facilities which are accessible to communities, preferably by sustainable transport modes.</p>
Water Strategy –	The Strategy's proposals include an aim to reduce water usage to 120	The LDF should reflect Future

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NATIONAL		
Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
Future Water (Defra, 2008)	<p>litres per person per day by 2030 (from the current level of roughly 150 litres per person per day).</p> <p>Other aims include new proposals to tackle surface water drainage and water pollution by encouraging the development of more adaptable drainage systems and promoting more proactive engagement between water authorities and the planning process. An understanding of the future risks of river and coastal flooding should be fully embedded into the spatial planning system, and public awareness of the causes and consequences of surface water runoff, and actions that can be taken to reduce it, should be improved.</p>	<p>Water's key aims and ensure that policies contribute to good ground and surface water management practice. Its policies should also lead to development that does not negatively affect flood risk.</p>
Wildlife and Countryside Act (1981)	<p>The Act makes it an offence (with exception to species listed in Schedule 2) to intentionally kill, injure, or take any wild bird or their eggs or nests. The Act provides for the notification of SSSIs by country agencies. The Act makes it an offence (subject to exceptions) to pick, uproot, trade in, or possess (for the purposes of trade) any wild plant listed in <a href="#">Schedule 8</a>, and prohibits the unauthorized intentional uprooting of such plants.</p> <p>SA objectives should reflect the principles of the Act.</p>	<p>The LDF should have regard for the Act and ensure that Shropshire's wildlife is protected. The LDF should particularly have regard for sites designated for their biodiversity although all areas are covered within the Act.</p>

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<b>NATIONAL</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>	<b>Implications for the LDF</b>
Working with the Grain of Nature - England Bio-diversity Strategy (Defra, 2002)	<p>The Strategy sets out a series of objectives to ensure that biodiversity is a consideration in:</p> <ul style="list-style-type: none"> <li>• Agriculture: Encourage the management of farming and agricultural land;</li> <li>• Water: The sustainable use of water;</li> <li>• Woodland: The management and extension of woodland to increase bio-diversity;</li> <li>• Urban areas: Mixing bio-diversity in sustainable communities i.e. urban green parks.</li> <li>• The SA will include objectives that seek to protect and encourage bio-diversity.</li> </ul>	<p>Sustainability and bio-diversity will be key issues considered during the production of the LDF. The LDF should have regard to the objective of protecting and enhancing the rich biodiversity within Shropshire.</p>
Planning a Future for the Inland Waterways, a Good Practice Guide, IWAAC, DTLR & DEFRA, 2001	<p>Highlights the potential of waterways in regeneration – practical advice</p>	<p>Assessment of opportunities provided by waterways is important in terms of the impact across a broad spectrum of topics.</p>
Waterways for Tomorrow, DEFRA, 2000	<p>Objective – promotion of waterways, encouraging their use and development</p>	<p>Assessment of opportunities provided by waterways is important in terms of the impact across a broad spectrum of topics.</p>

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<b>NATIONAL</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>	<b>Implications for the LDF</b>
'Working with the Grain of Nature' – A Biodiversity Strategy for England, DEFRA, 2002	Strategy aims to ensure biodiversity considerations are embedded in all sections of public policy. Sets out key species for concern in different environments	Consideration of direct and indirect impacts of plan policies on the natural environment
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, Volume 1	Contains air quality targets and monitoring process for pollutants	Integration of air quality considerations into appraisal process
Green Spaces: Better Places, Urban Green Spaces Taskforce, DTLR, 2002	Sets out basis for developing new national strategy for urban parks and green spaces; reversing decline and increasing quality of life and opportunities for urban renaissance	SA process can assess impacts of development on important urban open space. Implications for health and other social factors
Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their Implementation: English Nature Research Reports Report Number 526, 2003	Sets out recommendations for access to green space as well as a method for approaching provision through assessment, analysis and response	SA should take into account the health and natural environment implications of future open space development

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<b>NATIONAL</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>	<b>Implications for the LDF</b>
'Our Towns & Cities: The Future' (Urban White Paper), DETR, 2000	Objective is to have towns and cities which offer high quality of life and opportunities for all – 'urban renaissance'	Improving social opportunities is an important part of sustainability appraisal.
'The Future of Transport: A Network for 2030' (White Paper), DfT, 2004	Presents the Government response to the demand for travel, minimizing the impact on people and the environment	Transport issues are covered in the SA process.
<b>COUNTY WIDE</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>	<b>Implications for the LDF</b>
Crime Reduction, community safety and Drug and Alcohol Strategy 2001-2014 (Shropshire Council)	<p>The Strategy sets overarching aims under which objectives are set to:</p> <ul style="list-style-type: none"> <li>- tackle and reduce crime, burglaries, anti-social behaviour and violence in public places;</li> <li>- reduce harm caused by substance and alcohol misuse;</li> <li>- develop the capacity of local services to tackle domestic violence and support the victims of domestic violence; and</li> <li>- support agencies in attempt to build confidence in reporting of hate crimes.</li> </ul> <p>Targets for the time period include:</p> <ul style="list-style-type: none"> <li>- 14% reduction in overall crime;</li> <li>- 60.2% increase in adult drug users in treatment;</li> <li>- 9.5% reduction in common assault; and</li> <li>- 11.7% reduction in domestic burglary.</li> </ul> <p>The SA will include objectives to consider the importance of safe and healthy communities.</p>	<p>The LDF should reflect the key objectives and targets of the Strategy. It should promote safe and healthy communities throughout the whole of Shropshire and have regard for the Strategy's overall aims.</p>

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<b>NATIONAL</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>	<b>Implications for the LDF</b>
Corporate Climate Change Strategy 2011 (Shropshire Council)	The Strategy provides baseline information on CO2 emissions in Shropshire. Reference is made to the Royal Commission on Environmental Pollution, which has the objective of reducing CO2 emissions to 60% of 1990 levels by 2050. The SA will include objectives for environmental sustainability including the need to reduce CO2 emissions.	The LDF should aim to reduce greenhouse gas emissions. This can be achieved through policies to reduce travel by car (e.g. encouraging walking and cycling/providing services, employment and housing in close proximity) and encouraging renewable energy.
Shropshire Community Strategy 2010 – 2020, A Flourishing Shropshire	The Shropshire Partnership Community Strategy sets out a number of objectives which include: <ul style="list-style-type: none"> <li>- Helping children and families to be healthy, stay safe, achieve economic wellbeing and make a positive contribution;</li> <li>- Improving services for older people and vulnerable people;</li> <li>- Encouraging healthy and active lifestyles;</li> <li>- Providing opportunities for adult learning, leisure and cultural activities;</li> <li>- Reducing crime and anti-social behaviour;</li> <li>- Improving access to services locally;</li> <li>- Creating more affordable housing to rent or buy;</li> <li>- Creating more and better quality jobs, and improving workforce skills;</li> <li>- Conserving and improving the environment; and</li> <li>- Creating safer and better maintained roads, and improving public transport;</li> </ul>	The LDF will reflect the objectives set out in the Shropshire Partnership Community Strategy. It should aim to provide accessible services and facilities for all of Shropshire's residents whether they are in urban or rural areas, encourage walking and cycling, provide for sufficient employment and housing (including affordable housing) and aim to preserve and enhance a good quality local environment.
Shropshire Local	The objectives set out in the Shropshire Partnership Community Strategy will be covered in the SA Framework. There are four overarching aims:	The LDF will consider the transport



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NATIONAL		
Plan/Programme	Key objectives relevant to the LDF and SA	Implications for the LDF
Transport Plan 2011-2026	<p>Accessibility: To improve access to jobs and facilities in ways which are sustainable, particularly for people from disadvantaged groups or areas;</p> <ul style="list-style-type: none"> <li>• Environment: To protect and improve the built and natural environment and reduce the impact of traffic on local communities;</li> <li>• Economy: To support sustainable economic activity and rural regeneration;</li> <li>• Safety and health: To create safer roads and healthier, more secure communities.</li> </ul> <p>The SA objectives will encourage sustainable, accessible locations and transport systems.</p>	<p>plan and should attempt to support its objectives through sustainable development in accessible areas via a variety of means of transport. The LDF will recognise the particular transport requirements for Shropshire.</p>
Shropshire Biodiversity Partnership Delivery Plan 2009-2011	<p>Shropshire's Biodiversity Action Plan (2006 revision) includes 50 specific action plans for 22 habitats and 55 species. The key objectives of the plan are to:</p> <ul style="list-style-type: none"> <li>- Maintain and enhance the populations and natural ranges of species, and the quality and extent of wildlife habitats and ecosystems in Shropshire;</li> <li>- Conserve internationally, nationally and regionally important and locally distinctive species, habitats and ecosystems and enhance their conservation status;</li> <li>- Maintain genetic variation within species;</li> <li>- Contribute to the conservation of biodiversity on a national, European and global scale;</li> <li>- Ensure that policies and practices that affect the environment but do not damage biodiversity, but instead contribute towards its conservation and enhancement;</li> <li>- Establish and maintain a comprehensive understanding of habitats and species in Shropshire through research, survey</li> </ul>	<p>The LDF will support the aims of the BAP and will introduce policy that relates directly to the preservation of biodiversity in the County.</p> <p>Shropshire has a number of areas with national and international designations reflecting their rich biodiversity with 123 SSSIs.</p>



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<b>NATIONAL</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>	<b>Implications for the LDF</b>
Shropshire's Economic Growth Strategy 2012-2026	<p>and monitoring; and</p> <ul style="list-style-type: none"> <li>- To facilitate and annually monitor and review targets.</li> </ul> <p>The key aims of this vision include the:</p> <ul style="list-style-type: none"> <li>- need to strengthen the business base in terms of business start-up processes and the competitiveness of established firms;</li> <li>- imperative for better opportunities for everyone, but particularly for Shropshire's young people;</li> <li>- need to harness the county's high quality environment in a sustainable and creative manner;</li> <li>- need to increase the incidence of activities relating to a higher value added activity and the knowledge economy;</li> <li>- need to improve the skills base across Shropshire and to do so in a manner that is consistent with the requirements of key businesses, both now and in the future.</li> </ul> <p>The SA will consider economic objectives with the aim of developing and diversifying economic activity. A list of key indicators will be developed to show trends in business activity.</p>	<p>The LDF will focus on economic growth and diversity as a key theme. It will consider provisions currently made for business growth and the expansion thereof, as well as considering the potential for new business start-ups. Jobs, homes and services should be provided within easy access of one another and proposals for the development of infrastructure for learning and skills enhancement should be encouraged.</p>
<b>Shropshire Geodiversity Action Plan, consultation draft 2007</b>	<p>The Geodiversity Action Plan is grouped into four themes under which strategic aims and objectives are grouped:</p> <ul style="list-style-type: none"> <li>- Geoconservation and access</li> <li>- Knowledge and understanding</li> <li>- Interpretation and geotourism</li> <li>- Delivering plan actions</li> </ul> <p>The SA will consider the importance of maintaining Shropshire's geological diversity and historic environment.</p>	<p>The LDF should build on national guidance and the Action Plan to secure the conservation and enhancement of Shropshire's' geological assets.</p>
<b>Shropshire Hills</b>	<p>The aims of the Shropshire Hills Management Plan are to:</p>	<p>The LDF should avoid inappropriate development in the</p>

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<b>NATIONAL</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>	<b>Implications for the LDF</b>
<p><b>AONB Management Plan 2004-2009 (Shropshire Hills AONB, 2009-2014)</b></p> <p><b>(2014-2019 final draft to be published early 2014)</b></p>	<ul style="list-style-type: none"> <li>• Co-ordinate the activities of interested organisations and individuals in order to further conserve and enhance the special landscape character of the AONB; and</li> <li>• Provide a focus for the activities of the many organisations and individuals who live, work or have an interest in the Shropshire Hills.</li> </ul> <p>These aims are set against key issues relating to the sustainable management of the distinctive landscape character of the Shropshire Hills; a supportive approach to rural industries that positively contribute to the Shropshire Hills; and recognition of the positive influence that tourists can bring to the AONB financially and to the quality of life.</p>	<p>Shropshire Hills AONB, and encourage sustainable access to the AONB.</p>
<b>LOCAL PLANS</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to the LDF and SA</b>	<b>Implications for the LDF</b>
<p>Site Allocations and Management of Development Strategy (SAMDev)</p>	<p>The overall aims of the SAMDev Plan are to:</p> <ul style="list-style-type: none"> <li>• Providing high quality housing</li> <li>• Delivering high quality sustainable design</li> <li>• Delivering employment land</li> <li>• Protecting greenbelt land</li> <li>• Adapting to climate change</li> <li>• Conserving the natural and historic environment</li> <li>• Supporting and expanding existing infrastructure</li> </ul>	<p>LDF should build on policy guidance to manage future development in a sustainable manner to help deliver sustainable communities</p>

## Appendix B - Sustainability Appraisal comments for Preferred Options

All sites from Issues and Options, Preferred Options and Revised Preferred Options were checked for SA comments. No substantive comments relating to Sustainability Appraisal were recorded.

Broseley

<p><b>Q7. Please tell us if there are any other issues/themes that you think we should be developing a Development Management policy for?</b></p>
<p>The Plan should be looking holistically at settlements and considering local aspirations through the SAMDev delivery plans and sustainability appraisal. This does not appear to have happened at either Broseley or Hadnall</p>

### Appendix C: Issues and Options SA scoring matrices

Albrighton				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Albrighton which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	Employment self-containment is high in Albrighton. The higher options have the potential to enhance the employment opportunities in Albrighton in line with housing development. The lowest will deliver a limited growth in employment opportunities. Each of the options should ensure there

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SO	Option A	Option B	Option C	Option D	Commentary
					is a balance between housing growth and employment land.
4	0	+	+	++	The lowest option is unlikely to have a significant effect on inward investment. The highest option could provide a more attractive setting for inward investment by ensuring a supply of housing and employment land for development and in supporting opportunities for improvements to infrastructure.
5	0	0	+	++	The higher options have the best opportunity to encourage increased rail use, and have potential to support improvements to local public transport infrastructure, including private sector improvements to the train station.
6	0	?	?	+	Modest increases in employment land and housing provision could encourage increased commuting to the West Midlands conurbation because of convenient rail access. The highest option has the best opportunity to achieve a critical mass of development and increase self-containment.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	+/-	?	All levels of development expected will support and maintain local health care provision. However, higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	+/?	+/?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. However, good public transport and highway links offer the potential to minimise this effect through switching to alternative modes of transport and/or utilising efficiencies of scale.

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SO	Option A	Option B	Option C	Option D	Commentary
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design and use of the Town Design Statement offer the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Albrighton has two Conservation Areas, several listed buildings and is adjacent to a scheduled ancient monument. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to their positive management.
13	?	?	?/+	?/+	There are no sites of geodiversity interest close to Albrighton but the Donington and Albrighton Local Nature Reserve runs through the northern part of the town. All levels of development have the potential to affect this site but higher levels of development offer more opportunities to create new habitats and link this and other wildlife sites via developer contributions.
14	0	0	?/-	?/-	Albrighton is located in the Staffordshire and East Shropshire Water Resource Zone. Water demand will exceed supply in this zone by 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Albrighton.
16	0/+	0/+	?	?	Albrighton Brook flows through the centre of Albrighton and both flood zones 2 and 3 extend into



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SO	Option A	Option B	Option C	Option D	Commentary
					the settlement. Surface water flooding is also known to be an issue in the area. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 land around Albrighton. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of development is therefore uncertain, but as the levels of development increase so does the risk that soil quality might be compromised.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Albrighton. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

Bishop's Castle				
	Option A: minimum	Option B:	Option C:	Option D: maximum



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		a little below mid-range	a little above mid-range	
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Bishops Castle which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	+	+	+	++	Currently Bishop's Castle provides a key employment role for the local area. Ensuring Bishop's Castle has balanced housing/employment growth will help to maintain its role as a key centre and the higher options may help to potentially provide more high value employment opportunities. Each of the options is likely to have positive effects on this Sustainability Objective.
4	0	+	+	+	The higher options have the potential to increase the attractiveness of the area for inward investment and lead to improvements in infrastructure. The lowest option is unlikely to have any significant positive or negative impacts.

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SO	Option A	Option B	Option C	Option D	Commentary
5	0	+	+	++	A significant increase in housing growth has the most potential to encourage improvements to public transport infrastructure and opportunities for co-ordinating infrastructure improvements through developer contributions.
6	0	+	+	++	Increasing employment land provision significantly has potential to improve self-containment in the town, assuming this is well balanced with housing and of a type suitable for the accommodating the needs of appropriate businesses. However, there would also likely to be an increase in short distance commuting from the surrounding rural hinterland.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+/?	+/?	?	?/-	Energy efficiency targets will apply to all options. The ability to take advantage of large scale wind energy generation may be limited by adverse impacts on landscape character as the town is close to the Shropshire Hills AONB boundary. Other forms of renewable energy generation may not have the same constraints. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. Bishop's Castle has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.

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SO	Option A	Option B	Option C	Option D	Commentary
11	?	?	?	?	All levels of development are likely to alter the character of the town and additionally, have the potential to affect the landscape character of the nearby Shropshire Hills AONB. The significance of townscape change will increase in line with the scale of development. Landscape change may only occur at higher levels of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Bishop's Castle contains a Scheduled Ancient Monument, a Conservation Area and many listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to their positive management.
13	0	0	0/+	0/+	None of the options are likely to have a significant adverse effect on biodiversity or geodiversity but higher levels of development offer greater opportunities to create new habitats and manage and link existing sites of value.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Bishop's Castle.
16	0/+	0/+	?/+	?/+	The settlement is entirely located within flood zone 1 and is not therefore considered to be at risk of flooding from watercourses. Higher levels of development may increase the risk of surface water flooding as greater impermeable surfaces are introduced. However higher levels of development may provide economies of scale to manage surface water drainage in a coordinated way and if designed appropriately could reduce flood risk and manage the impacts when flooding

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SO	Option A	Option B	Option C	Option D	Commentary
					does occur.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Bishop's Castle is Grade 3. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of all scales of development is therefore uncertain.
18	0	0	?	?	There are limited amounts of previously developed land available for redevelopment in Bishop's Castle. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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Bridgnorth				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	The higher levels of expected development will require a masterplan approach. This will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour. The impact of an increased population on the towns night time economy will need to be considered but mitigation should be possible using enhanced funding attracted by new homes.
2	+	+	++	++	Higher levels of housing will enable higher levels of affordable homes whilst still being able to achieve the required type and mix of house types. The higher levels of development will require a masterplan approach which will help to ensure that good quality and design standards are met throughout.
3	0	+	+	+	Developing appropriate committed sites and identifying new sites will help to sustain and promote economic growth in the town and may contribute to greater self-containment. The town is tightly

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SO	Option A	Option B	Option C	Option D	Commentary
					constrained which must be accounted for in allocating land which ever option is taken forward. It is also important to ensure the historic character of Bridgnorth is retained to help promote sustainable tourism growth.
4	0	+	+	+	Promoting an appropriate supply of employment land and housing development will help to ensure that Bridgnorth has the capacity to maintain and enhance its role as market town and gain infrastructure improvements. However, it is important to ensure the unique historic character is maintained to ensure the attractiveness of the town for inward investment.
5	0	+	++	+/?	It is assumed that higher amounts of development will lead to more public and private investment in public transport, and could enable the development of green infrastructure networks for walking and cycling. Employment development would need to be balanced with housing growth; otherwise people could be more encouraged to commute further to work, which could lead to an overall increase in private car use.
6	0	+	++	+/?	An above mid-range increase in the amount of employment land provision and housing development, especially affordable housing could support more self-containment, discouraging the need for people to commute to the West Midlands conurbation. There is potential that higher levels of development would support the need and investment potential for an increase in services and facilities. Larger growth could lead to more in-commuting from rural areas surrounding Bridgnorth.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?	Bridgnorth has undergone relatively recent improvements with the provision of a new medical centre in the town to complement the community hospital. All levels of development will support and help to maintain local health care provision, however higher levels of development may prove



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SO	Option A	Option B	Option C	Option D	Commentary
					to be a pressure on health service provision in the town.
9	+	+	?	?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town with the significance of change increasing in line with the scale of development. However, careful design and in Low Town, the use of the Town Design Statement, offer the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Bridgnorth has a wealth of historic assets including a Scheduled Ancient Monument, a Conservation Area and many listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?	?	?/+	?/+	The town is adjacent to several sites of biodiversity and geodiversity value. Lower levels of development may be easier to accommodate without harming these interests. Higher levels of development offer more opportunities to create new habitats and to manage and link sites.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand until new supplies are provided in 2015-2020. As the zone will only maintain borderline



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SO	Option A	Option B	Option C	Option D	Commentary
					headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Bridgnorth.
16	0/+	0/+	?	?	The River Severn flows through the centre of the settlement and both flood zones 2 and 3 extend into Bridgnorth. Lower levels of development will be easier to accommodate within areas at lower risk of flooding. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Bridgnorth is Grade 3. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of all scales of development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Bridgnorth. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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Broseley				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Broseley which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	0	+	++	The highest has the potential to increase the economic base within Broseley and begin to develop a balance between housing and employment opportunity provision. Higher options are likely to have a positive impact on sustainable economic growth whilst the lower ones are unlikely to have a significant impact.
4	0	0	+	++	The highest option has the potential to positively impact on developing a skilled workforce, a

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SO	Option A	Option B	Option C	Option D	Commentary
					stronger base for inward investment, and the physical infrastructure to support the needs of Broseley and the area it serves.
5	0	0	+/?	+/?	Higher growth options have potential to encourage more investment in public transport, although the take-up of alternative transport modes will be heavily reliant upon the ability of people to access employment locally.
6	0	0	+/?	+/?	The highest option for growth has potential to lead to more self-containment, particularly with the development of more employment. However, Broseley does start from a relatively low base and is considered a dormitory town, and therefore the degree to which this is achievable is uncertain.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?	All levels of development expected will support and maintain local health care provision. Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?	?/-	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.

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SO	Option A	Option B	Option C	Option D	Commentary
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?	Broseley has a large Conservation Area; many listed buildings and are adjacent to the Ironbridge Gorge World Heritage Site. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	0	?	?/+	?/+	There are no sites of geodiversity interest close to Broseley but the town is adjacent to several sites of biodiversity value. Lower levels of development may be easier to accommodate without harming these wildlife interests. Higher levels of development offer more opportunities to create new habitats and to manage and link sites.
14	0	0	?/-	?/-	Broseley is located in the Staffordshire and East Shropshire Water Resource Zone. Water supply will not exceed demand until 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Broseley
16	0/+	0/+	?	?	The River Severn flows along the northern boundary of the settlement and both flood zones 2 and 3 extend into Broseley. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if

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SO	Option A	Option B	Option C	Option D	Commentary
					designed appropriately could manage flood impacts.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Broseley is Grade 3. However, this does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of any development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Broseley. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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Church Stretton				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	+/?	The highest option could deliver employment opportunities, in balance with housing development. Development must balance with the potential to develop sustainable tourism growth.
4	0	+	+	+	Developing housing and providing a supply of employment land could encourage greater inward investment into Church Stretton. The attractiveness of the settlement for the workforce and potential investors needs to be supported.

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SO	Option A	Option B	Option C	Option D	Commentary
5	0	0	0/+	+/?	Church Stretton already benefits from having a mainline train station (Crewe – Cardiff line), and higher growth levels are likely to have more potential for improvements to the quality and use of this service. This however, does rely upon people's behaviour as well as availability of infrastructure, and is therefore uncertain in the longer term.
6	0	0/+	0/+	+	Self-containment in the town is fairly high. All options, as long as they are well balanced, therefore have potential to maintain this trend. The degree of self-containment would rely upon the availability of affordable housing for local workers.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+/?	+/?	+/?	+/?	Energy efficiency targets will apply to all options. The ability to take advantage of large scale renewable energy generation, particularly wind, may be limited by the potential for adverse impacts on landscape character as Church Stretton lies within the Shropshire Hills AONB. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. Good public transport and highway links offer the potential to minimise this effect though, by switching to alternative modes of transport and/or utilising efficiencies of scale.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and additionally, have the potential to affect the landscape character of the Shropshire Hills AONB. The significance these



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SO	Option A	Option B	Option C	Option D	Commentary
					changes will increase in line with the scale of development. However, careful design and the use of the Town Design Statement, offer the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Church Stretton has two Conservation Areas and several listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?	?	?/+	?/+	The town is adjacent to several sites of biodiversity and geodiversity value. Lower levels of development may be easier to accommodate without harming these interests. Higher levels of development offer more opportunities to create new habitats and to manage and link existing sites.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand in this zone until new facilities are provided between 2015 and 2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Church Stretton.
16	0/+	0/+	?	?	The Cound Brook flows along the eastern boundary of the settlement and through the centre of Church Stretton. Both flood zones 2 and 3 extend into the town and surface water is known to be an issue. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	0	0	0	0	None of the agricultural land around Church Stretton is in the best or most versatile category so

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SO	Option A	Option B	Option C	Option D	Commentary
					none of the levels of development are likely to have a significant impact on soil quality.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Church Stretton. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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Cleobury Mortimer				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that good practice design principles relating to 'designing out crime' will be more achievable. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Cleobury Mortimer which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	Currently Cleobury has relatively good employment self-containment with a number of important employers. Higher levels of housing/employment development will help to sustain economic growth and provide a good balance of people and jobs. There is particular potential to develop high value employment opportunities to support Cleobury in the highest option.
4	0	+	+	+	Providing more opportunities for appropriate housing and employment will positively impact on the

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SO	Option A	Option B	Option C	Option D	Commentary
					attractiveness of Cleobury to inward investment. The lowest option is unlikely to have a significant positive or negative effect.
5	0	+	+	+	A significant increase in housing growth has the most potential to encourage improvements to public transport infrastructure and opportunities for co-ordinating infrastructure improvements through developer contributions.
6	0	+	+	+	Increasing employment land provision significantly has potential to maintain and improve self-containment in the town, assuming this is well balanced with housing and of a type suitable for the accommodating the needs of appropriate businesses. However, there would also likely to be an increase in short distance commuting from the surrounding rural hinterland.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?	?/-	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.

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SO	Option A	Option B	Option C	Option D	Commentary
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Cleobury Mortimer has a Conservation Area and several listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	0	0	0/+	0/+	None of the options are likely to have a significant adverse effect on biodiversity or geodiversity but higher levels of development offer greater opportunities to create new habitats and manage and link existing sites of value.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Cleobury Mortimer.
16	0/+	0/+	?	?	The River Rea and an unnamed watercourse flow along the eastern and southern boundaries of the settlement and both flood zones 2 and 3 extend into Cleobury Mortimer. There is also known issues in terms of surface water drainage. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 lands around Cleobury Mortimer. However, it does not distinguish between Grade 3a (best and most versatile –

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SO	Option A	Option B	Option C	Option D	Commentary
					which along with Grade 2 should be protected) and 3b. The impact of development is therefore uncertain, but as the levels of development increase so does the risk that soil quality might be compromised.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Cleobury Mortimer. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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Craven Arms				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Craven Arms which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	All options will supply a balanced delivery of employment land and housing, with the highest making the most significant contribution. The higher options might provide opportunities for developing higher value employment.
4	0	*	*	*	Providing greater opportunities for business development will make Craven Arms more attractive for inward investment. The opportunity for developing a skilled workforce and securing



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SO	Option A	Option B	Option C	Option D	Commentary
					infrastructure improvements will increase with the higher options.
5	0	+	+	++	The higher options have the best opportunity to encourage increased rail use, and have potential to support improvements to local public transport infrastructure, including private sector improvements to the train station.
6	0	+	+	++	The highest levels of employment/housing growth could help deliver services and facilities within the town to help reduce the need to travel.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?/+	?/+	Energy efficiency targets will apply to all options. The ability to take advantage of large scale wind energy generation may be limited by adverse impacts on landscape character as Craven Arms is close to the Shropshire Hills AONB boundary. Other forms of renewable energy generation may not have the same constraints. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. However, good public transport and highway links offer the potential to minimise this effect though switching to alternative modes of transport and/or utilising efficiencies of scale.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and additionally, have the potential to affect the landscape character of the nearby Shropshire Hills AONB. The significance

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SO	Option A	Option B	Option C	Option D	Commentary
					of townscape change will increase in line with the scale of development. Landscape change may only occur at higher levels of development. However, careful design and the use of the Town Design Statement, offer the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Craven Arms has a Conservation Areas and several listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to their positive management.
13	0	0	0/+	0/+	None of the options are likely to have a significant adverse effect on biodiversity or geodiversity but higher levels of development offer greater opportunities to create new habitats and manage and link existing sites of value.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand in this zone until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Craven Arms.
16	0/+	0/+	?	?	The River Onny runs along the eastern boundary of Craven Arms and both flood zones 2 and 3 extend into the settlement. Lower levels of development will be easier to accommodate within areas at lower risk of flooding. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 land around Craven Arms. However, it does not distinguish between Grade 3a (best and most versatile –

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SO	Option A	Option B	Option C	Option D	Commentary
					which along with Grade 2 should be protected) and 3b. The impact of development is therefore uncertain, but as the levels of development increase, so does the risk that soil quality might be compromised.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Craven Arms. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater resource efficiency, although greater economies of scale may help to deliver improved performance.

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Ellesmere				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development for Ellesmere may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	Developing employment land in conjunction with housing will help to ensure a strong and sustainable economic base within Ellesmere. Opportunities may also exist to support sustainable tourism development that ties in with the existing offer.
4	0	+	+	+	Promoting appropriate employment and housing development opportunities will help to attract potential investors and workforce to the area.

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SO	Option A	Option B	Option C	Option D	Commentary
5	0	+	+	++	The highest option in housing/employment growth has the most potential to encourage improvements to public transport infrastructure and opportunities for co-ordinating infrastructure improvements through developer contributions. This will also impact on the employment self-containment of the town.
6	0	+	+	++	The higher options will help to promote the development of services and facilities through private investment which will reduce the need to travel.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?	All levels of development will support and maintain local health care provision. However, the higher levels of development may place increased pressure on the existing healthcare facilities but developer contributions could be used to mitigate this.
9	+	+	?	?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the

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SO	Option A	Option B	Option C	Option D	Commentary
					opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Ellesmere has a large Conservation Area, many listed buildings and a Scheduled Ancient Monument. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to their positive management.
13	?/--	?/--	?--	?--	There are no sites of geodiversity interest in the vicinity of Ellesmere but the town lies close to several internationally important wildlife sites. All scales of development have the potential to adversely affect these wildlife sites but higher levels of development offer more opportunities to create new habitats and to manage and link existing sites.
14	0	0	?	?	Ellesmere is located within the Oswestry Water Resource Zone. The demand for water will balance with water supply until 2026. Whilst water resource does not appear to be an issue in Ellesmere, higher levels of development are likely to put pressure on existing supply. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Ellesmere
16	0/+	0/+	?	?	The Tetchill Brook flows around the southern and western boundary of the settlement and both flood zones 2 and 3 extend into Ellesmere. Lower levels of development will be easier to accommodate within areas at lower risk of flooding. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Ellesmere is Grade 3. However, it does not distinguish between Grade 3a (best and most versatile – which should be protected) and 3b. The impact of all scales of development is therefore uncertain.

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SO	Option A	Option B	Option C	Option D	Commentary
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Ellesmere. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.



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Highley				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Highley which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	Increasing the levels of employment land (in combination with balanced housing growth) will enable a positive contribution to Highley's regeneration needs. Currently most of Highley's residents are employed out of the town and increased employment opportunities may help to make the settlement more self-contained.
4	+	+	+	++	Providing a range and choice of employment opportunities will make Highley more attractive to

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SO	Option A	Option B	Option C	Option D	Commentary
					inward investment and may contribute to potential regeneration.
5	0	+	+/?	+/?	The higher options could potentially provide private investment in public transport but may lead to out commuting on existing road infrastructure.
6	0	+	+	+	Increasing employment land provision significantly has potential to improve self-containment in the town, assuming this is well balanced with housing and of a type suitable for the accommodating the needs of appropriate businesses.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?	?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the

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SO	Option A	Option B	Option C	Option D	Commentary
					opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Highley has a Conservation Areas and several listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to their positive management.
13	0	?	?/+	?/+	There are no sites of geodiversity interest close to Highley but the town is adjacent to several sites of biodiversity value. Lower levels of development may be easier to accommodate without harming these wildlife interests. Higher levels of development offer more opportunities to create new habitats and link sites using developer contributions.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Highley
16	0/+	0/+	?/+	?/+	The settlement is entirely located within flood zone 1 and is not therefore considered to be at risk of flooding from watercourses. Higher levels of development may increase the risk of surface water flooding as greater impermeable surfaces are introduced. However higher levels of development may provide economies of scale to manage surface water drainage in a coordinated way and if designed appropriately could reduce flood risk and manage the impacts when flooding does occur.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Highley is Grade 3. However, this does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of any development is therefore uncertain.

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SO	Option A	Option B	Option C	Option D	Commentary
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Highley. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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Ludlow				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will require a masterplan approach. This will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour. The impact of an increased population on the towns night time economy will need to be considered but mitigation should be possible using enhanced funding attracted by new homes.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The higher levels of development for Ludlow will require a masterplan approach which will help to ensure that good quality and design standards are met throughout.
3	0	+	+	+	Ludlow acts as a key employment centre. Further development will contribute to this role and ensure that Ludlow has a good balance between housing and employment. The town also has a strong tourism base and this is also a significant economic sector that needs consideration. The higher

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SO	Option A	Option B	Option C	Option D	Commentary
					options are likely to have positive impacts on the economy.
4	0	+	+	+/?	The attractiveness of Ludlow as a place to live and invest in is tied in with the character and setting of the town. The housing and employment growth has to balance with the character but increased housing/employment choice may also attract people and investors, and allow existing businesses to grow and expand.
5	0	0	+/?	+/?	A higher growth option, balanced with appropriate levels of employment land, has the potential to support improvements to local public transport provision, particularly if done on a masterplan basis. Significant growth could also lead to longer term potential for more rail freight, although this is dependent upon the type of employment growth and the location within the town.
6	0	0	+/?	+/?	An overall masterplan approach to higher growth options has good potential to produce more suitable jobs, encouraging more people to live and work in the same town. Conversely, the good train links with Shrewsbury and south to Hereford could lead to increased commuting if housing is not balanced with either suitable job opportunities or affordable housing opportunities.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	+	+/?	All levels of development expected will support and maintain local health care provision which is due to undergo significant improvements with the relocation of the existing hospital and creation of a new medical centre.
9	+	+	+/?	+/?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. However, good public transport and highway links offer the potential to minimise this effect through switching to alternative modes of



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SO	Option A	Option B	Option C	Option D	Commentary
					transport and/or utilising efficiencies of scale.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town with the significance of change increasing in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Ludlow has a wealth of historic assets. There is the potential for adverse effects on these at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?	?	?/+	?/+	There are no sites of geodiversity interest close to Ludlow but the town is adjacent to several sites of biodiversity value and the River Teme is a SSSI. All levels of development have the potential to adversely affect these wildlife interests but higher levels of development offer more opportunities to create new habitats and to manage and link sites.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand in this zone until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Ludlow
16	0/+	0/+	?	?	River Teme and River Corve flow along the southern and western boundary of Ludlow and both flood zones 2 and 3 extend into the settlement. Surface water incidents have been reported in the area. Lower levels of development will be easier to accommodate within areas at lower risk of



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SO	Option A	Option B	Option C	Option D	Commentary
					flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	-	-	-	-	Most of the land available for development in Ludlow is Grade 2 (best and most versatile agricultural land) so all levels of development is likely to have an adverse impact on soil quality.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Ludlow. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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Market Drayton				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	1,000 homes	1,200 homes	1,500 homes	1,700 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will require a masterplan approach. This will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will facilitate new/improved community facilities for Market Drayton which will positively encourage social inclusion and reduce levels of anti-social behaviour. The impact of an increased population on the towns night time economy will need to be considered but mitigation should be possible using enhanced funding attracted by new homes
2	+	+	++	++	Higher levels of housing will enable higher levels of affordable homes whilst still being able to achieve the required type and mix of house types. The higher levels of development will require a masterplan approach which will help to ensure that good quality and design standards are met throughout.
3	0	+	++	++	Developing balanced housing and employment development should help ensure sustainable economic growth within the town with a good supply of available employment land and the

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SO	Option A	Option B	Option C	Option D	Commentary
					potential to develop high value jobs.
4	0	+	++	++	Market Drayton has two major employers and further housing/employment growth may help attract further investment and people into the area. The higher options are likely to deliver significant benefits to the town.
5	0	0	+	+	The lack of train connection to Market Drayton makes residents more reliant on the private car than many settlements in Shropshire. Larger levels of growth could facilitate improvements to bus and cycling improvements, although this depends on the location of new employment development relative to housing growth.
6	0	0	+	+/?	Higher growth levels could improve the levels of self-containment of the town which currently suffers from significant levels of commuting. Well balanced housing and suitable new employment development are necessary to contribute to this.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	0/-	0/-	Market Drayton has undergone relatively recent improvements with the provision of a new health centre. Lower levels of development will support and maintain local health care provision whilst higher levels of development may prove to be a pressure on health service provision.
9	+/?	+/?	?	?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. This might be offset by efficiencies of scale as Market Drayton is well connected to the highway network.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become

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SO	Option A	Option B	Option C	Option D	Commentary
					more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Market Drayton has a Conservation Area, several listed buildings and Registered Parkland. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to their positive management.
13	?	?	?/+	?/+	The town is adjacent to several sites of biodiversity and geodiversity value. Lower levels of development may be easier to accommodate without harming these interests. Higher levels of development offer more opportunities to create new habitats and to manage and link sites.
14	0	0	?/-	?/-	Market Drayton is located in the Staffordshire and East Shropshire Water Resource Zone which will have a demand supply deficit by 2015 unless the planned water resource schemes in WRMP09 are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around the town.
16	0/+	0/+	?	?	The River Tern flows along the southern boundary of the settlement and an unnamed watercourse flows along the northern boundary. Both flood zones 2 and 3 extend into Market Drayton and surface water is known to be an issue. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface

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SO	Option A	Option B	Option C	Option D	Commentary
					water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 lands around Market Drayton. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of development is therefore uncertain, but as the levels of development increase, so does the risk that soil quality might be compromised.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Market Drayton. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Minsterley</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	100 homes	200 Homes	300 homes	400 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum
<b>Pontesbury</b>				
new homes	100 homes	200 Homes	300 homes	400 homes
extra land for employment	minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Minsterley and Pontesbury which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards

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SO	Option A	Option B	Option C	Option D	Commentary
					are met.
3	0	0	+	+	Developing balanced housing and employment growth should help to enable greater self-containment within the settlements and encourage sustainable economic growth. Minsterley has a relatively important role in terms of employment whereas Pontesbury supports a limited number of jobs and residents rely on commuting. Taken together, delivering the higher options in these settlements may have some positive effects.
4	0	0	+	+	The higher options are likely to positively affect this Sustainability Objective by delivering increased housing and employment opportunities to attract investors and the required workforce. It is unlikely that the lower options have a significant effect.
5	0	0/+	+	++/?	The identification of Minsterley and Pontesbury as a combined centre in itself could influence private and public improvements to public transport provision, particularly with movements between the two settlements. Higher growth options have more potential to support this.
6	0	0/+	+	++/?	In recognising the distinct roles of the two settlements as a combined key centre, there is potential to reduce the need to commute to work. However, this is dependent upon the delivery of a good balance of housing and employment sites.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	All levels of development expected will support and maintain local health care provision. Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+/?	+/?	?	?/-	Energy efficiency targets will apply to all options. The ability to take advantage of large scale wind energy generation may be limited by adverse impacts on landscape character as both



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SO	Option A	Option B	Option C	Option D	Commentary
					settlements are close to the Shropshire Hills AONB boundary. Other forms of renewable energy generation may not have the same constraints. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. Minsterley and Pontesbury have relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of both settlements and additionally, have the potential to affect the landscape character of the nearby Shropshire Hills AONB. The significance of townscape change will increase in line with the scale of development. Landscape change may only occur at higher levels of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Both settlements have some listed buildings and Pontesbury has a Scheduled Ancient Monument. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	0/--	0/--	0/--	0/--	There are no sites of geodiversity interest close to either settlement. All levels of development in Minsterley increase the likelihood of a direct adverse effect on a Site of Special Scientific Interest. None of the options for Pontesbury are likely to have a significant adverse effect on biodiversity. Overall, higher levels of development offer greater opportunities to create new habitats and link existing ones through developer contributions.

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SO	Option A	Option B	Option C	Option D	Commentary
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around either settlement.
16	0/+	0/+	?	?	Minsterley Brook runs through the centre of Minsterley and flood zones 2 and 3 extend into the settlement. Flood zone 2 from the Rea Brook extends into the very north of Pontesbury. Surface water flooding is also known to be an issue in the area. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts
17	?	?	?	?	The agricultural land classification shows that the majority of land around Minsterley and Pontesbury is Grade 3. However, it does not distinguish between Grade 3a (best and most versatile – which should be protected) and 3b. The impact of all scales of development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Minsterley / Pontesbury. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

Much Wenlock

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	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Much Wenlock which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	?	+	+	+/?	Developing sustainable economic growth within Much Wenlock is dependent on ensuring balanced employment and housing growth to ensure that the town does not become merely a settlement for commuting to nearby Shrewsbury and Telford for work. Lower levels of development may therefore have uncertain effects with minimal employment development. Any housing/employment growth should positively sustainable tourism growth as a key sector.
4	0	+	+	+/?	The attractiveness of Much Wenlock as a place to live and invest in is tied in with the character and setting of the town. The housing and employment growth has to balance with the character but increased housing/employment choice may also attract people and investors and allow

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SO	Option A	Option B	Option C	Option D	Commentary
					existing businesses to expand.
5	0	0	0	+	Higher growth options would allow a masterplan approach to be taken to development. This may improve opportunities for cycling and walking.
6	+	+	+	+	Much Wenlock is relatively self-contained economically, with a good balance of jobs and population. All of the growth options, as long as they maintain this balance, would support the continuation of this.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+/?	+/?	?	?/-	Energy efficiency targets will apply to all options. The ability to take advantage of large scale wind energy generation may be limited by adverse impacts on landscape character as the town is close to the Shropshire Hills AONB boundary. Other forms of renewable energy generation may not have the same constraints. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. Much Wenlock has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.

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SO	Option A	Option B	Option C	Option D	Commentary
11	?	?	?	?	All levels of development are likely to alter the character of the town and additionally, have the potential to affect the landscape character of the nearby Shropshire Hills AONB. The significance of townscape change will increase in line with the scale of development. Landscape change may only occur at higher levels of development. However, careful design and use of the Design Statement (adopted as Supplementary Planning Guidance in 2000) offer the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Much Wenlock contains a Scheduled Ancient Monument, a Conservation Area and many listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?	?	?/+	?/+	The town is adjacent to several sites of biodiversity and geodiversity value. Lower levels of development may be easier to accommodate without harming these interests. Higher levels of development offer more opportunities to create new habitats and to manage and link sites.
14	0	0	?/-	?/-	Much Wenlock is located in the Staffordshire and East Shropshire Water Resource Zone. Water supply will not exceed demand by 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Much Wenlock
16	0/+	0/+	?	?	The Farley Brook runs through the centre of the settlement and both flood zones 2 and 3 extend into Much Wenlock. Surface water is also known to be an issue in the area. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will

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SO	Option A	Option B	Option C	Option D	Commentary
					minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts
17	?	?	?	?	The agricultural land classification shows that the majority of land around Much Wenlock is Grade 3. However, this does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of any development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Much Wenlock. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.



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Oswestry				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	2,100 homes	2,400 homes	2,600 homes	2,900 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	All levels of expected development for Oswestry will require a masterplan approach. This will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour. The impact of an increased population on the towns night time economy will need to be considered but mitigation should be possible using enhanced funding attracted by new homes.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The anticipated levels of development for Oswestry will require a masterplan approach which will help to ensure that good quality and design standards are met throughout.
3	+	+	++	++	Oswestry acts as a key centre in the north west of the county and has a relatively high level of self-containment. The higher options for housing/employment development would enable the town to support sustainable economic growth and potentially support high value jobs. Each option



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SO	Option A	Option B	Option C	Option D	Commentary
					should encourage a good balance of people and jobs.
4	+	+	+	++	The higher options should provide good opportunities for business growth and encourage inward investment. Each option should support the delivery of improved physical infrastructure.
5	+	+	++	++	All the options relate to the identification of Oswestry as a focus for major development in the Core Strategy. Therefore all the options should contribute to the ability of development to exploit existing, and contribute to new, public transport infrastructure. Higher growth options could have more potential because of the increased ability to plan comprehensively. The town's lack of rail connection is a negative issue in the long term ability to develop public transport links.
6	+	+	+	++	Each option provides for development which should balance growth, enabling a reduction in need for people to access work or jobs outside the town. Movements within the town will be reliant upon the directions for growth identified through the site allocations process, particularly regarding the ability of people to achieve 'linked-trips'. Therefore there is still an element of uncertainty.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	+	0	Health provision in Oswestry will significantly improve at the end of 2010 when the new medical centre opens in the town centre. The new centre will provide a range of services to complement the GP led facility and those services already offered at the RJAH at Gobowen. All levels of development expected for Oswestry will support and maintain local health care provision. Higher levels of development are not expected to place excessive pressure on the healthcare facilities.
9	+	+	+	+	Energy efficiency targets will apply to all options and all scales of new development have the potential to take advantage of sources of renewable energy. Oswestry is a relatively self-

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SO	Option A	Option B	Option C	Option D	Commentary
					contained settlement in economic terms so carbon emissions associated with car or lorry based travel may not increase significantly for all levels of development.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?	Oswestry has a diversity of historic assets, including registered parkland and several Scheduled Ancient Monuments. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?	?	?/+	?/+	There are no sites of geodiversity interest close to Oswestry but all levels of development have the potential to affect Shelf Bank Local Nature Reserve. However, higher levels of development offer more opportunities to create new habitats and link this and other wildlife sites via developer contributions.
14	0	0	?	?	Oswestry is located within the Oswestry Water Resource Zone. The demand for water will balance with water supply until 2026. Whilst water resource does not appear to be an issue in Ellesmere, higher levels of development are likely to put pressure on existing supply. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale
15	0	0	0	0	There is a small Air Quality Management Area south of Morda. Oswestry's high degree of economic self-containment means that traffic levels may not increase greatly with any of the

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SO	Option A	Option B	Option C	Option D	Commentary
					levels of development so air quality is unlikely to be significantly adversely affected.
16	0/+	0/+	?/+	?/+	The main risk of flooding is Oswestry is from surface water. Higher levels of development may increase the risk of surface water flooding as more impermeable surfaces are introduced. However, higher levels of development may provide economies of scale to manage surface water drainage in a coordinated way and if designed appropriately could reduce flood risk and manage the impacts when it does occur.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Oswestry is Grade 3. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of all scales of development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Oswestry. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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Shifnal				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Shifnal which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development for Shifnal may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	The higher options offer a balanced approach to housing and employment growth that may help aid employment self-containment and help towards delivering sustainable economic growth within the settlement.
4	0	+	+	++	The highest option could significantly impact on the ability to encourage the development of a skilled workforce and high value employment in Shifnal. This may also increase the possibility of

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SO	Option A	Option B	Option C	Option D	Commentary
					linking in with the High Technology Corridor between Telford and Wolverhampton.
5	0	0	+	++/?	Higher growth levels have potential to improve investment in both public and privately operated public transport, and for the provision of development to support green infrastructure, although small scale incremental development could negate this.
6	0	0	+	+/?	Shifnal has relatively good access to services, although its location on the Shrewsbury to Wolverhampton railway line and adjacent to the M54 has meant the town has had high levels of out commuting. Higher growth options with a balance of housing and employment has potential to decrease this trend, although this is reliant on providing the right kind of jobs.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	All levels of development expected for Shifnal will support and maintain local health care provision. However, higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?/+	?/+	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. However, good public transport and highway links offer the potential to minimise this effect through switching to alternative modes of transport and/or utilising efficiencies of scale.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.

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SO	Option A	Option B	Option C	Option D	Commentary
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Shifnal has a Conservation Area and several listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	0	0	0/+	0/+	None of the options are likely to have a significant adverse effect on biodiversity or geodiversity but higher levels of development offer greater opportunities to create new habitats and to manage and link existing sites of value.
14	0	0	?/-	?/-	Shifnal is located in the Staffordshire and East Shropshire Water Resource Zone. Water supply will not exceed demand by 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around the town.
16	0/+	0/+	?	?	The Wesley Brook runs through the centre of the settlement and both flood zones 2 and 3 extend into Shifnal. Shifnal is also recognised as a high risk area in terms of surface water flooding. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.



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SO	Option A	Option B	Option C	Option D	Commentary
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 land around Shifnal. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of development is therefore uncertain, but as the levels of development increase, so does the risk that soil quality might be compromised.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Shifnal. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.



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Wem				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development for Wem may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	+	Wem has reasonably poor self-containment in employment terms. Delivering proportionate and balanced employment and housing growth will potentially enable greater self-containment and economic growth.
4	0	+	+	+	Potential investors could be attracted to Wem should the higher options for housing/employment allocation be chosen. The employment base, which is heavily dependent on the service sector,

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SO	Option A	Option B	Option C	Option D	Commentary
					could be diversified by attracting investors.
5	0	0	+	+/?	Higher levels of growth have potential to facilitate improvements to public transport provision. Links between new housing and employment areas needs to be considered carefully as part of new development. There is longer term uncertainty as public behaviour and the cost of petrol are factors in alternative transport take-up.
6	0	0	+	+/?	Higher levels of growth in Wem have potential to facilitate improvements to local service provision, but given the town's proximity to Shrewsbury this could also lead to increased transport movements if housing and jobs are not appropriately balanced.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	All levels of development expected for Wem will support and maintain local health care provision. Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?	?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has a rail link but limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel are good, but the potential to realise economies of scale for road transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.

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SO	Option A	Option B	Option C	Option D	Commentary
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Wem has a Conservation Area, a Scheduled Ancient Monument and many listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	0	0	0/+	0/+	None of the options are likely to have a significant adverse effect on biodiversity or geodiversity but higher levels of development offer greater opportunities to create and link new habitats.
14	0	0	?/-	?/-	Wem is located in the Staffordshire and East Shropshire Water Resource Zone. Water supply will not exceed demand by 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Wem.
16	0/+	0/+	?	?	The River Roden flows through the southern side of the settlement and both flood zones 2 and 3 extend into Wem. Lower levels of development will be easier to accommodate within areas at lower risk of flooding. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 land around Wem. However, it does not distinguish between Grade 3a (best and most versatile – which along

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SO	Option A	Option B	Option C	Option D	Commentary
18	0/+	0/+	?	?/-	<p>with Grade 2 should be protected) and 3b. The impact of development is therefore uncertain, but as the levels of development increase, so does the risk that soil quality might be compromised.</p> <p>There are limited amounts of previously developed land available for redevelopment in Wem. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.</p>

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Whitchurch				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	1,000 homes	1,200 homes	1,500 homes	1,700 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will require a masterplan approach. This will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour. The impact of an increased population on the towns night time economy will need to be considered but mitigation should be possible using enhanced funding attracted by new homes.
2	+	+	++	++	Higher levels of housing will enable higher levels of affordable homes whilst still being able to achieve the required type and mix of house types. The higher levels of development will require a masterplan approach which will help to ensure that good quality and design standards are met throughout.
3	0	+	+	++	Whitchurch has had a number of employment completions within recent years and has significant existing commitments. Developing a balanced approach to further housing and employment development allocations will enable sustainable economic growth within the town. The higher

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SO	Option A	Option B	Option C	Option D	Commentary
					option is expected to have significant positive impacts.
4	+	+	+	++	Providing increased opportunities for potential investors and associated workforce will lead to a greater attractiveness for inward investment. Each option is likely to positively support this Sustainability Objective although the higher option could be particularly positive.
5	0	0	+/?	++/?	Higher rates of development in Whitchurch could lead to a greater take up in train use, and could facilitate longer term improvements in wider public transport provision. The long term implications are inherently uncertain as much relies upon public behaviour and attitudes, and the availability and cost car use.
6	0	0	+	+	In the longer term, higher rates of development located in accessible locations have potential to reduce the need for both people and businesses to travel, by creating a critical mass of population, although this does rely on suitable and balance levels of growth between new housing and jobs.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	0/-	0/-	Lower levels of development will support and maintain local health care provision whilst higher levels of development may prove to be a pressure on health service provision in the town.
9	+	+	+/?	+/?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. However, good public transport and highway links offer the potential to minimise this effect through switching to alternative modes of transport and/or utilising efficiencies of scale.



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SO	Option A	Option B	Option C	Option D	Commentary
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	The town has a Conservation Area and many listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to their positive management.
13	?/--	?/--	?/--	?/--	There are no sites of geodiversity interest in the vicinity of Whitchurch but the town lies close to several internationally important wildlife sites. All scales of development have the potential to adversely affect these wildlife sites but higher levels of development offer more opportunities to create new habitats and to manage and link existing sites.
14	0	0	?/-	?/-	Whitchurch is located in the Staffordshire and East Shropshire Water Resource Zone. Water supply will not exceed demand by 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Whitchurch.
16	0/+	0/+	?	?	Flood zones 2 and 3 extend through the centre of Whitchurch, although the source is unknown. Although this covers only a small portion of the settlement, surface water is also known to be an



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SO	Option A	Option B	Option C	Option D	Commentary
					issue. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts
17	?	?	?	?	The agricultural land classification shows that the majority of land around Whitchurch is Grade 3. However, this does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of any development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Whitchurch. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

## Appendix D: Preferred Options Policy Directions Scoring Matrices

Policy MD1	
Scale and Distribution of Development	
<b>Proposed Policy Direction - Key Elements:</b>	
<ul style="list-style-type: none"> <li>Set out all of the settlements identified to date where development of a scale and type appropriate to their size, role and function may be permitted in accordance with Policies CS2, CS3 and CS4 – including named Community Hubs and Community Clusters, in addition to Shrewsbury and the Market Towns and Other Key Centres listed in the Core Strategy (see Tables 1 and 2 below);</li> <li>Set out proposed targets for housing development over the plan period, in phases where appropriate, for Shrewsbury and each Market Town and Other Key Centre, with existing housing commitments identified. Housing targets to be approximate in view of the need for some flexibility, recognising the uncertainty of timing of windfall development and exceptions site affordable housing schemes (see Table 1).</li> <li>Note that, for Shrewsbury, the housing target is set by Policy CS2 of the Core Strategy – approximately 6,500 additional dwellings between 2006-2026;</li> <li>Explain that for sites for development in the named settlements will either be allocated for development and identified as such on the Proposals Map, or come forward on other suitable sites <b>within</b> the settlement, making reference to development boundaries where these are being drawn.</li> </ul>	
Explain that windfall housing development within settlements may be in the form of infilling, conversions or groups of dwellings, with scale of development depending on settlement and site size, context and character.	

SO	Commentary		
	S	M	L
1	0	0	0
2	++	++	++
No significant impact			
The principal role of the policy is to provide a sufficient quantity of housing to meet local needs across Shropshire.			

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SO				Commentary
	S	M	L	
3	+	+	+	Identifying site allocations for housing and establishing criteria to manage housing supply provides a positive framework for the development industry.
4	+	+	+	Policy guidance on the sustainable urban extensions will help both support inward investment and help maintain the contribution that existing developers make to the local economy.
5	+	+	+	The Council's planning strategy for housing guides most new housing to existing urban areas and service centres, which will enhance opportunities to travel by more sustainable modes.
6	+	+	+	Allocating most new housing development in existing service centres helps to reduce travel distances.
7	0	0	0	No significant impact
8	+	+	+	Allocating most new housing development in existing service centres helps to improve access to health services.
9	+	+	+	Allocating most new housing development in existing service centres helps to minimise the need for travel and may facilitate opportunities to develop community level renewable and low carbon energy generation.
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to deliver a scale and location of development which is sensitive to settlement and site size, context and character.
12	+	+	+	The need to protect and enhance the historic environment has been taken into account during the site selection process.
13	+	+	+	The need to protect and enhance biodiversity and geo-diversity has been taken into account during site selection process.
14	+	+	+	The need to protect and enhance water resources has been taken into account during site selection process.

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SO	Commentary		
	S	M	L
15	+	+	+
16	+	+	+
17	+	+	+
18	+	+	+

- Allocating most new housing development in existing service centres helps to support more sustainable communities, reduce travel distances and improve access to services.
- The site selection process has taken into account the need to protect and enhance the natural and historic environment, opportunities to encourage the re-use of previously developed land and the need to reduce risks from flooding.

**Policy MD2**

**Site Allocations for Housing and Managing Housing Development**

**Proposed Policy Direction - Key Elements:**

- Identify emerging preferred options for site allocations for housing, approximate number of dwellings and any phasing of release, including Reserve Sites for Shrewsbury. This will identify those sites suitable for immediate release for housing development and those to be released when required to maintain a rolling supply of housing land. *(Note: a schedule and plans identifying emerging preferred options for housing site allocations will be the subject of a report to Cabinet on 7<sup>th</sup> March 2012)*

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- Include a mechanism for regular reviews linked to updates of the Strategic Housing Land Availability Assessment (SHLAA) and monitoring of the Five Year Housing Land Supply.

Set out key development guidelines for each proposed site to identify important planning considerations to be addressed in bringing forward the sites for development, such as access arrangements, the type or timing of development and infrastructure to be provided.

SO				Commentary
	S	M	L	
1	+	+	+	The Policy will identify development guidelines for each proposed site to identify important planning considerations which will need to be addressed as part of their development.
2	++	++	++	The principal role of the policy is to provide a sufficient quantity of housing to meet local needs across Shropshire.
3	+	+	+	Identifying site allocations for housing and establishing criteria to manage housing supply provides a positive framework for the development industry.
4	+	+	+	Allocating sites for housing will support inward investment and help maintain the contribution that existing developers make to the local economy.
5	+	+	+	The Council's planning strategy for housing guides most new housing to existing urban areas and service centres, which will enhance opportunities to travel by more sustainable modes. The Policy will also identify development guidelines for each proposed site to identify important planning considerations such as access arrangements which will need to be addressed as part of their development.
6	0	0	0	No significant impact
7	+	+	+	The Policy will identify development guidelines for each proposed site to identify important planning considerations, such as community infrastructure which will need to be addressed as part of their development.

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SO	Commentary		
	S	M	L
8	0	0	0
9	0	0	0
10	0	0	0
11	+	+	+
12	+	+	+
13	+	+	+
14	+	+	+
15	+	+	+
16	+	+	+
17	+	+	+

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SO	Commentary		
	S	M	L
18	+	+	+
protect and enhance soil resources, which will need to be addressed as part of their development.  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.			

- Establishing policy criteria to manage housing supply provides a positive framework for the development industry;
- Identifying the key planning considerations for each proposed site will help to protect and enhance the natural environment and may make a positive contribution to community infrastructure and accessibility.

Policy MD3
<p><b>Sited for Employment Uses</b></p> <p><b>Proposed Policy Direction - Key Elements:</b></p> <ul style="list-style-type: none"> <li>• Show how the proposed employment land supply for each of the Spatial Zones (Table 4 of Policy CS14) has been distributed between:                             <ul style="list-style-type: none"> <li>○ Shrewsbury and the market towns (Policies CS2 &amp; CS3);</li> <li>○ settlements within the ‘rural rebalance’ (Policies CS4 &amp; CS5).</li> </ul> </li> <li>• Identify those reallocated employment sites located in Shrewsbury and the market towns and other settlements (supported by Site</li> </ul>



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Schedules in the Appendices);

- Identify how new site allocations located in Shrewsbury and the market towns and other settlements complete the distribution, type, size and quality of the employment portfolio to 2026 (supported by Site Schedules in the Appendices);
- Show which readily available sites will form the Reservoir of land to deliver at least 72ha of employment development in each five year period and those sites to be reserved to replenish the Reservoir (e.g. the Reservoir is likely to contain a 10 year supply at the outset with a further 5 year supply reserved to replenish the Reservoir):
  - explain the timing and processes to bring forward the SUE's in Shrewsbury and Oswestry through the Reservoir;
  - reserve those sites which will accommodate the expansion of key local employers (e.g. Mullers, Market Drayton; Grocontinental, *Whitchurch*).
- Explain the processes by which the Reservoir can be refreshed annually and the circumstances which trigger a review of the employment land supply;
- Show how the requirement to deliver adequate waste management infrastructure capacity to meet Shropshire's needs over the period to 2026 (Core Strategy Policy CS19) can be met from:
  - the sites identified in this Policy;
  - existing employment locations to be safeguarded in proposed Policy MD11; and / or
  - Appropriate alternative sites, where justified.

Explain that employment land will be brought forward and developed in accordance with proposed Policy MD11.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	++	++	++	The principal purpose of the policy is to identify land to support the local economy.

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SO				Commentary
	S	M	L	
4	++	++	++	The principal purpose of the policy is to identify land to support inward investment and help maintain the contribution that existing developers make to the local economy.
5	0	0	0	No significant impact
6	+	+	+	The policy helps to ensure a positive balance between employment and housing by guiding most new employment development to existing centres, therefore reducing the need to travel.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	+	+	+	The policy makes a positive contribution to addressing climate change by helping to deliver additional sites for waste management facilities to divert material away from landfill.
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	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact

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SO				Commentary
	S	M	L	
18	+	+	+	The policy makes a positive contribution to the efficient use of material resources by helping to deliver additional sites for waste management facilities to divert material away from landfill.

- The policy identifies land to support inward investment and help maintain the contribution that existing developers make to the local economy;
- The policy makes a positive contribution to the efficient use of material resources and to addressing climate change by helping to deliver additional sites for waste management facilities to divert material away from landfill.

**Policy MD4**

**Key Areas of Change in Shrewsbury**

**Proposed Policy Direction - Key Elements:**

- Identify the 'Heart' of Shrewsbury and the Shrewsbury Northern Corridor as key 'areas of change' where the Council will encourage appropriate redevelopments and enhancements, having regard to the Shrewsbury Vision and Northern Corridor Regeneration Frameworks.
- Set out key principles relating to the areas with a view to:
  - Encouraging appropriate new development/redevelopment which supports economic and community development;
  - Encouraging environmental enhancements;
  - Encouraging approaches to access, parking and movement which support the integrated and sustainable transport strategy for Shrewsbury.

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

- The policy will take forward the priorities and objectives for the heart of Shrewsbury set out in the Shrewsbury Vision Regeneration Framework, seeking to:
  - Renew areas of relatively poor environment and greater potential, notably at Riverside, West End, Frankwell, Abbey Foregate and Castle Foregate;
  - Reduce the impact of traffic and congestion in key areas, notably High Street/West End, Castle Street, Smithfield Road, Frankwell, Abbey Foregate and Castle Foregate;
  - Ensure strong, high quality public realm and links between spaces, particularly walking routes;
  - Significantly enhance the town centre retail offer, whilst retaining and developing the independent sector. This will include the identification of land at Riverside as the location for significant new retail floorspace to help to meet the targets for Shrewsbury set out in Core Strategy Policy CS15;
  - Enhance the role of the river and access to it;
  - Consider the potential of some vacant or underused buildings;
  - Celebrate gateways and arrival points.

*Shrewsbury Northern Corridor:*

- The policy will take forward the principles of the Shrewsbury Northern Corridor Regeneration Framework Masterplan and Implementation Strategy 2007, which sets out a vision and objectives for the area, and strategic themes of dynamic economic growth, a vibrant and attractive corridor, conservation and restoration of the built and natural environment, and a well-connected corridor, focusing on:
  - Southern Quarter of Castle Foregate/St.Michael's Street/Ditherington;
  - Central Quarter of Lancaster Road/Whitchurch Road;
  - Northern Quarter of Battlefield Enterprise Park/Sundorne Retail Park/Arlington Way;
- Priorities will include:
  - the restoration and redevelopment of the Ditherington Flaxmill site, including associated mixed use development;
  - the enhancement of major existing commercial, employment and mixed use areas;

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<ul style="list-style-type: none"> <li>o encouraging new employment development and existing employers to remain in the area, linked to Policy MD11;</li> <li>o improving the environmental quality of the Corridor;</li> </ul> <p>further measures to support sustainable transport and links in the Corridor;</p>
---

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

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SO	Commentary			
	S	M	L	
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	The policy makes a positive contribution to protecting and enhancing Shrewsbury's townscape by promoting a strong, high quality public realm and by encouraging environmental enhancement.
12	+	+	+	The policy makes a positive contribution to Shrewsbury's historic environment by promoting conservation and restoration of the built and natural environment.
13	+	+	+	The policy makes a positive contribution to Shrewsbury's natural environment by promoting a strong, high quality public realm and by encouraging environmental enhancement.
14	0	0	0	No significant impact
15	+	+	+	The policy makes a positive contribution to Shrewsbury's air quality by seeking to reduce the impact of traffic and congestion in key areas.
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	The policy makes a positive contribution to the efficient use of land by promoting redevelopment and environmental enhancement schemes in key areas of Shrewsbury.

- The policy makes a positive contribution to economic regeneration by providing support for the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks;

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- The policy makes a positive contribution to protecting and enhancing Shrewsbury’s environment and community by promoting a strong, high quality public realm and by encouraging environmental enhancement.

<b>Policy MD5</b>
<p><b>Sites for Sand and Gravel Working</b></p> <p><b>Proposed Policy Direction - Key Elements:</b></p> <ul style="list-style-type: none"> <li>• The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted resources and then from mineral working at the sites identified as allocations in the Plan;</li> <li>• Phase development to maintain mineral output at the agreed target rate and to control potential cumulative impacts. Allow mineral working in second phase sites where monitoring demonstrates that the release of further reserves is required to maintain an adequate and steady supply of sand and gravel during the Plan period;</li> <li>• In the event that difficulties arise with the production from sites either with planning permission or in the first phase, the Mineral Planning Authorities will consider an application for earlier development of second phase sites on their merits;</li> </ul> <p>Identify exceptions criteria for sand and gravel proposals outside these areas.</p>

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Maintaining an adequate and steady supply of sand and gravel during the Plan period will maintain the supply of raw materials and employment to help support the local economy.
4	+	+	+	Allocating sites for future sand and gravel working will help maintain the contribution that existing mineral companies



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SO	Commentary			
	S	M	L	
				make to the local economy and will support inward investment.
5	-	-	-	None of the proposed site allocations is capable of being served by non-road transport modes
6	+	+	+	Maintaining an adequate and steady supply of sand and gravel to serve local markets and proximate cross boundary needs helps to reduce long distance bulk movements of minerals.
7	+	+	+	The restoration of sand and gravel sites can help to deliver accessible green space and opportunities for countryside recreation.
8	+	+	+	Restored mineral sites can help improve access to the natural environment which can foster activity and healthy lifestyles.
9	+	+	+	Maintaining a local supply of sand and gravel helps to reduce long distance bulk movements of minerals.
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	+	+	+	Mineral working may provide positive opportunities to preserve, enhance and interpret historic environment assets and their settings.
13	+	+	++	The need to protect biodiversity and geo-diversity has been taken into account during site selection and may be enhanced by restoration proposals in the long term.
14	+	+	+	The requirement to balance environmental considerations against the need for minerals includes the protection of water resources.

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SO	Commentary		
	S	M	L
15	+	+	+
16	0	0	+
17	+	+	+
18	+	+	+

- Maintaining an adequate and steady supply of sand and gravel makes a positive economic contribution and can contribute environmental and community benefits following site restoration. The site selection process for future sand and gravel sites has sought to minimise the potential for adverse environmental impacts.
- 

**Policy MD6**

**Gypsy and Traveller Sites**

**Proposed Policy Direction - Key Elements:**

- Allocate sites to meet identified accommodation needs of Gypsies and Travellers having regard to the criteria set out in Policy CS12;
- Sites should be located close to Shrewsbury, the market towns and key centres and community hubs and community clusters;
- Suitable sites should be reasonably accessible to services and facilities, incorporate appropriate design and screening, have suitable access and adequate areas for manoeuvring and parking, and where necessary make provision for business uses and

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recreational facilities;  
Allocated sites to comply with requirements of CS6 and CS9 where appropriate and the guidance set out in The Type and Affordability of Housing SPD.

SO				Commentary
	S	M	L	
1	+	+	+	The policy will identify key principles in support of the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks, including measures to address community safety issues.
2	0	0	0	No significant impact
3	++	++	++	One of the key roles of the policy is to support of the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks with respect to economic regeneration.
4	++	++	++	One of the key roles of the policy is to support of the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks with respect to encouraging inward investment.
5	+	+	+	One of the aims of the policy is to support of the objectives of the integrated and sustainable transport strategy for Shrewsbury by encouraging better access, parking and movement.
6	+	+	+	The policy makes a positive contribution to reducing the need to travel by helping to promote a sustainable network of services and facilities in Shrewsbury.
7	+	+	+	The policy makes a positive contribution to community participation and interaction by addressing the need for environmental enhancement and encouraging appropriate redevelopment.
8	+	+	+	The policy makes a positive contribution to community health by promoting a strong, high quality public realm and links between spaces, particularly walking routes and by helping to promote a sustainable network of services and facilities in Shrewsbury.

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SO	Commentary			
	S	M	L	
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	The policy makes a positive contribution to protecting and enhancing Shrewsbury's townscape by promoting a strong, high quality public realm and by encouraging environmental enhancement.
12	+	+	+	The policy makes a positive contribution to Shrewsbury's historic environment by promoting conservation and restoration of the built and natural environment.
13	+	+	+	The policy makes a positive contribution to Shrewsbury's natural environment by promoting a strong, high quality public realm and by encouraging environmental enhancement.
14	0	0	0	No significant impact
15	+	+	+	The policy makes a positive contribution to Shrewsbury's air quality by seeking to reduce the impact of traffic and congestion in key areas.
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	The policy makes a positive contribution to the efficient use of land by promoting redevelopment and environmental enhancement schemes in key areas of Shrewsbury.

- The policy makes a positive contribution to meet housing needs for this sector of the community in locations close to existing service centres which will help minimise travel distances to community facilities and services.

**Policy MD7**

**Sustainable Urban Extensions**

**Proposed Policy Direction - Key Elements:**

- Indicate support for appropriate development to deliver comprehensively planned, integrated and sustainable urban extensions on land identified on the Proposals Map in Shrewsbury and Oswestry;
- Development to be in accordance with masterplans adopted by the Council for the three sustainable urban extensions and linked to the delivery of identified infrastructure;
- Identify the extent of the three sustainable urban extensions, the scale of development of different types, broad arrangement of land uses and phasing of development, together with any major on-site infrastructure and off-site infrastructure contributions. Key elements, to be incorporated in the masterplans for the three sustainable urban extensions, will be:

*Shrewsbury South*

- expansion of Shrewsbury Business Park at Thieves Lane (approximately 4 hectares);
- new strategic employment site on land adjoining Shrewsbury Town Football Club (approximately 22 hectares);
- scope for expansion of Meole Brace Retail Park, if required (having regard to Core Strategy Policy CS15 and MD12);
- land for approximately 900 dwellings, including an appropriate element of affordable housing, to the north and south of Oteley Road;
- local centre combined with relocated garden centre south of Oteley Road;
- major green infrastructure areas, including the Rea Brook Valley;
- contributions to A5 junction improvements;
- sustainable transport measures.

*Shrewsbury West*

- additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health and care facility development off Clayton Way (9-12 hectares);
- land for approximately 720 dwellings, including an appropriate element of affordable housing, to the north of Welshpool Road;
- relocated Park and Ride facilities to west of Gains Park;
- provision of a new Oxon Link Road connecting A5 Churncote Island junction to Holyhead Road, and facilitation of the improvement of the A5 Churncote Island;
- major landscape buffers and public open space;
- enhanced local centre at Bicton Heath;

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<ul style="list-style-type: none"> <li>sustainable transport measures.</li> </ul> <p><b>Oswestry Eastern Gateway</b></p> <ul style="list-style-type: none"> <li>land for approximately 750 dwellings, including an appropriate element of affordable housing, between Middleton Road and Shrewsbury Road;</li> <li>new Business Park (4-6 hectares) on land adjoining A5 Mile End junction;</li> <li>local centre;</li> <li>new link road from Middleton Road to Shrewsbury Road;</li> <li>site for a new primary school adjoining Oswestry College and Leisure Centre;</li> <li>network of open space and green infrastructure;</li> <li>facilitation of improvement to A5 Mile End junction;</li> </ul> <p>sustainable transport measures.</p>
--

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	One of the key roles of the policy is to deliver local housing in a comprehensively planned, integrated and sustainable way in Shrewsbury and Oswestry.
3	+	+	+	The policy will help to deliver sustainable economic development in Shrewsbury and Oswestry.
4	+	+	+	Policy guidance on the sustainable urban extensions will help both support inward investment and help maintain the contribution that existing developers make to the local economy.
5	+	+	+	Comprehensively planned, integrated and sustainable urban extensions will help encourage the use of more sustainable transport modes.
6	+	+	+	The proposed sustainable urban extensions will include sustainable transport measures.

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SO	Commentary			
	S	M	L	
7	+	+	+	The proposed sustainable urban extensions will include green infrastructure and open space.
8	+	+	+	The policy identifies the need to plan for additional health care facilities where appropriate.
9	+	+	+	The strategic location of the SUE's and their comprehensively planned, integrated and sustainable nature will make a positive contribution to climate change.
10	0	0	0	No significant impact
11	+	+	+	The policy is intended to deliver development in a comprehensively planned, integrated and sustainable manner, sensitive to the local landscape context.
12	0	0	0	No significant impact
13	+	+	+	The policy is intended to deliver development in a comprehensively planned, integrated and sustainable manner, including green infrastructure and open space which could contribute positively to the creation of environmental networks.
14	0	0	0	No significant impact
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



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- Policy guidance on the sustainable urban extensions will help to deliver local housing and economic growth in a comprehensively planned, integrated and sustainable way in Shrewsbury and Oswestry.
- The policy is intended to deliver development in a comprehensively planned, integrated and sustainable manner, including green infrastructure and community facilities which will contribute positively to environmental and community sustainability.

**Policy MD8**

**Green Belt and Safeguarded Land**

**Proposed Policy Direction - Key Elements:**

- The Green Belt boundary and safeguarded land will be defined in detail on the proposals map. Development boundaries will be shown around Alveley and Stanmore Industrial estates and the settlements of Shifnal, Albrighton, Alveley, Beckbury, Claverley and Worfield to define the limits of these settlements with land outside these boundaries being treated as Green Belt. The Eastern edge of Bridgnorth is also constrained by Green Belt and the development boundary for Bridgnorth will define the Green Belt in this location.
- Where the above listed settlements with defined development boundaries are not designated as either a Market Town, Key Centre, a Community Hub, or a Community Cluster only that development deemed appropriate in Countryside by Core Strategy Policy CS5. will be permitted, thus generally limiting new build housing development to affordable housing in these locations.
- In designated Community Hubs and Community Clusters within the Green Belt limited infilling development which meets the community sustainability and other criteria set out in Policies CS4, CS6 and CS11 may be acceptable if it is sympathetic to the character of the settlement (See also Policy Direction MD1). In the Market Towns/Key Centres of Shifnal and Albrighton,, housing and employment sites will be allocated within safeguarded land and shown on the proposals map. Only development which would otherwise be acceptable in the Green Belt and which, would not prejudice the potential future use of this land to meet the settlements' strategic longer term development needs, will be acceptable in the remaining Safeguarded land.
- Development in Green Belt outside the above identified settlements will be strictly controlled and limited to appropriate development (including limited local needs affordable housing on exceptions sites which accords with Policy CS11 in accordance with Policy CS5 and National Planning Policy, unless very special circumstances can be demonstrated;

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Identify RAF Cosford and museum as a major developed site within the Green Belt and set out guidance for (re)development proposals. Criteria will include height, massing and proportionality guidelines in order to control the impact on the openness of the Green Belt and the purposes of including land within it in line with the objectives set out in PPG2 and emerging draft National Planning Policy Framework which applies more broadly to previously developed sites)

SO	Commentary			
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	The policy will help to deliver local housing needs in a way which is consistent with the requirements of Green Belt policy.
3	+	+	+	The policy will help to deliver sustainable economic development on appropriate land within the Green Belt.
4	+	+	+	The policy will regulate development to support appropriate inward investment and help maintain the contribution from existing businesses in the Green Belt.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	+	+	+	The policy supports limited development where this will help to deliver greater community sustainability.
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact

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SO				Commentary
	S	M	L	
11	+	+	+	The policy is intended to deliver development in a manner which is sensitive to the need to maintain the open-ness of the Green Belt.
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	0	0	0	No significant impact
18	0	0	0	No significant impact

- The policy will help to deliver local housing needs and sustainable economic development on appropriate land in a way which is consistent with the requirements of Green Belt policy;
- The policy is intended to deliver limited development in a manner which is sensitive to the need to maintain the open-ness of the Green Belt where this will help to deliver greater community sustainability.

**Policy MD9**

**Managing Development in the Countryside**

### **Proposed Policy Direction - Key Elements**

#### *General Criteria*

- Provide guidance to ensure that all new development in the countryside is appropriately designed and located. Protection of the heritage, landscape and biodiversity asset will be important considerations and the relevant requirements of Policy MD14 (Natural Environment), Natural and Historic Environment SPDs and the AONB Management Plan will need to be taken into account.

#### *Conversion of Rural Buildings*

- Provide guidance to set out the circumstances where conversion of buildings in the countryside will be appropriate. This will support the conversion of suitably located and soundly constructed rural buildings to economic uses and conversions which contribute to provision of affordable housing or other uses appropriate to a rural area. Within the Green Belt, where there are more stringent controls over new development, the additional criteria applicable to conversions/ re-use of buildings in Green Belt will be set out.
- In respect of proposed open market residential uses additional criteria will be set out which support conversion of buildings to residential use where high sustainability standards are met and the building: is of a design and form which is of merit for its heritage and/or architectural value, as a landscape feature or for its contribution to local distinctiveness; requires minimal alteration or rebuilding and the creation of residential curtilage would not adversely impact on local landscape character. It is intended that the Policy will identify removal of Permitted Development Rights to allow control over subsequent extensions and alterations to seek to ensure that the value of the building as a landscape and/or heritage asset is maintained.
- Criteria will cross reference the role of Part 2 of the Sustainability Checklist, the Shropshire Historic Farmsteads & Landscape Characterisation Project and guidance in the Historic Environment DPD in informing decision making and implementation of conversion policy.
- Set out the circumstances where the conversion of holiday let dwellings to other uses (including permanent dwellings) is appropriate and identify sequentially preferred alternative uses in line with those identified in Policy CS5. Where the existing holiday accommodation is: of permanent construction; has acceptable residential amenity standards and is suitable for full time occupation under the relevant legislation it is proposed that conversion to affordable housing will be the preferred residential use. Open market dwellings will only be acceptable where the building would meet the criteria for open market rural building conversion set out above. Where open market residential use is accepted an affordable housing contribution in line with the requirements set out in Policy CS11 will be required.
- Provide guidance to set out the circumstances where the sub-division of existing dwellings in the countryside will be appropriate including where there are no significant associated residential amenity impact issues and sub division will provide for evidenced local housing need and promote community sustainability.

### Large Scale Agricultural or Horticultural Development

- Provide guidance to set out the criteria and circumstances when and where large scale buildings in the countryside will be appropriate, including where local infrastructure will be able to meet the needs of the development and there will be no unacceptable impacts on: countryside character and distinctiveness; environmental quality and existing residential amenity.

### Rural Workers Dwellings

- The circumstances when rural workers dwellings, including temporary dwellings such as caravans or mobile homes, will be acceptable will be set out. Dwellings to house agricultural, forestry or other essential countryside workers will only be permitted where relevant financial and functional tests (currently set out in Annex A, PPS7) are met and there are no other existing (or recently existing) suitable and available affordable dwellings or other buildings which could meet the need.
- Set out requirements in approving applications for essential rural workers dwellings) and criteria for the lifting of agricultural occupancy conditions. These will seek to prevent existing rural workers' dwellings being lost from the stock of available rural workers' dwellings and provide that occupancy conditions may be attached to existing unrestricted dwellings (as well as the newly permitted unit).
- All essential rural workers' dwellings permitted as an exception to normal policy in the countryside will be subject to occupancy conditions and will be treated as affordable housing (including permitted development rights and size restrictions), with the requirement that if for any reason it is accepted that the dwelling is no longer required as an essential rural workers' dwelling within the terms originally permitted, then it will be made available as an affordable dwelling (as set out in the Type & Affordability of Housing SPD) unless it can be demonstrated that it would not be suitable. Where unsuitability is demonstrated a financial contribution (equivalent to 50% of the value of the difference between the affordable house valuation and the full market price achieved) to the provision of affordable housing will be required.

### Replacement Buildings

- Set out specific criteria for replacement buildings in the Green Belt in line with national guidance.
- Make it clear that in assessing proposals for replacement buildings that local character, and location, scale, form, massing, design and materials will be key considerations with the original used as the starting point.
- Provide guidance to set out the circumstances where replacement dwellings will be appropriate. As part of this there will be a need for applicants to establish that the existing dwelling was a permanent structure with an established continuing residential use. Permitted development rights in relation to replacement dwellings will normally be removed to allow control over subsequent extensions.



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- With regard to replacement of buildings for employment uses, business economic sustainability criteria will be considered as part of the case for the need for a particular design /or scale of a replacement building where this differs significantly from the original. Criteria will seek to ensure that existing buildings which are heritage assets and/ or contribute to local character and distinctiveness are only replaced where repair or other alteration is not a viable alternative and that the replacement which is permitted is appropriately designed and respects local character.

SO	Commentary			
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	The policy will help to regulate the delivery of development to meet local housing needs in the countryside.
3	+	+	+	The policy will help to deliver sustainable economic development to support the diversification of the rural economy.
4	+	+	+	The policy will regulate development to support appropriate inward investment and to help maintain the contribution from existing businesses in the countryside.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	+	+	+	The policy supports appropriate development in the countryside where this will help to deliver greater community sustainability.
8	0	0	0	No significant impact
9	+	+	+	The policy supports development which incorporates appropriate sustainable design measures.
10	0	0	0	No significant impact

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SO	Commentary		
	S	M	L
11	+	+	+
12	+	+	+
13	+	+	+
14	+	+	+
15	0	0	0
16	0	0	0
17	0	0	0
18	0	0	0

- The policy will regulate development to meet local housing needs and support deliver appropriate sustainable economic development to support the diversification of the rural economy;
- The policy provides guidance to deliver development which protects the natural and historic environment, incorporates appropriate sustainable design measures and which is sensitive to the local context.



<b>Policy MD10</b>	<p><b>Infrastructure Provision</b></p> <p><b>Proposed Policy Direction - Key Elements:</b> <i>Existing Infrastructure</i></p> <ul style="list-style-type: none"> <li>Development should only take place where there is existing infrastructure capacity or where the development includes measures to address a capacity shortfall identified in the LDF Implementation Plan or Place Plans;</li> <li>Ensure that existing strategic infrastructure is safeguarded and establish buffer zones to prevent restrictions on its continued operation and potential expansion being undermined by the encroachment of incompatible uses on adjacent land;</li> </ul> <p><i>New Strategic Infrastructure</i></p> <ul style="list-style-type: none"> <li>Support the development of new strategic infrastructure where this would help to address infrastructure requirements or community aspirations identified in the LDF Implementation Plan or Place Plans and where impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled.</li> <li>Identify general assessment criteria which will apply to all forms of strategic infrastructure;</li> <li>Identify specific criteria which will also apply to particular forms of infrastructure development, for example: Support renewable energy infrastructure where the contribution to Shropshire's carbon and renewable energy performance outweighs the potential for other adverse impacts. Highlight key issues for different forms of renewable energy generation (e.g. wind turbines and aircraft safety);</li> </ul>
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<b>SO</b>				<b>Commentary</b>
	<b>S</b>	<b>M</b>	<b>L</b>	
1	0	0	0	No significant impact
2	+	+	+	The policy seeks to ensure that new development, including housing only takes place where it can be supported by

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SO	Commentary			
	S	M	L	
				adequate infrastructure capacity which meets the needs of the local community.
3	+	+	+	Safeguarding the continued operation of existing strategic infrastructure and supporting the development of new strategic infrastructure in appropriate locations will make a positive contribution to a strong and sustainable economy throughout Shropshire.
4	+	+	+	Safeguarding the continued operation of existing strategic infrastructure and supporting the development of new strategic infrastructure in appropriate locations will encourage high quality inward investment and enhance the ability of existing businesses to expand and diversify.
5	+	+	+	Safeguarding the continued operation of existing transport infrastructure and supporting the development of new transport infrastructure in appropriate locations will help to support more sustainable transport modes.
6	+	+	+	Safeguarding the continued operation of existing strategic infrastructure and supporting the development of new strategic infrastructure in appropriate locations will help to improve access to key services and facilities.
7	0	0	0	No significant impact
8	+	+	+	Safeguarding the continued operation of existing health service infrastructure and supporting the development of new infrastructure in appropriate locations will help to improve access to health services and facilities.
9	++	++	++	Supporting the development of new renewable energy infrastructure in appropriate locations will help to significantly reduce Shropshire's carbon footprint. Maintaining or improving the availability of other strategic infrastructure will also make a positive contribution to Shropshire's carbon footprint.
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse landscape impacts.

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SO				Commentary
	S	M	L	
12	+	+	+	The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on the historic environment.
13	+	+	+	The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on biodiversity and geo-diversity.
14	++	++	++	The policy supports the development of new water treatment infrastructure to meet local needs and improve environmental performance and seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on Shropshire's water resources.
15	+	+	+	The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on Shropshire's air quality.
16	+	+	+	The policy supports the development of flood management infrastructure and seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on local flood risk.
17	+	+	+	The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on Shropshire's soil resources.
18	+	+	+	Safeguarding existing strategic infrastructure against encroachment helps to ensure that it remains available and can expand and adapt to meet changes in local requirements, rather than undermining efficient use of land by generating a requirement for new infrastructure.

- Safeguarding the continued operation of existing strategic infrastructure and supporting the development of new strategic infrastructure in appropriate locations will make a positive contribution to a strong and sustainable economy throughout Shropshire;

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- Supporting the development of new renewable energy infrastructure in appropriate locations will make a strong positive contribution to reducing Shropshire's carbon footprint;
- The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on Shropshire's environment and communities.

**Policy MD11**

**Existing Employment Areas & Established Employment Sites**

**Proposed Policy Direction - Key Elements:**

- The County's most sustainable and valued employment areas, within Shrewsbury and the market towns, will be identified on the Proposals Map. These areas will maintain their role and function as locations for the development and retention of employment uses;
- Within these areas:
  - Planning applications for B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution) uses and compatible waste management uses will normally be permitted;
  - Non Class B / quasi-retail uses such as car showrooms, tyre and exhaust centres, and builder's merchants will generally be considered acceptable. Trade Counters will only be permitted where the trade counter use is clearly ancillary to the main employment use;
  - Ancillary facilities and services such as cafes, sandwich bars, and day care nurseries will also be permitted where they would support enterprise and improve the functionality of an employment area;
  - In exceptional cases, other non-Class B employment uses may be permitted where they would be of substantial community benefit and their development in this location would be in the best interests of the town;
  - Class A1 retail uses will not normally be permitted.
- In exceptional circumstances, the extension of existing employment areas for B1, B2 & B8 uses will be permitted on suitable, adjoining sites and where there would be no adverse impact on neighbouring uses, the environment or local highway network and

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other infrastructure;

- On established employment sites outside settlements, the retention of employment uses / existing established businesses will be favoured. Proposals by established businesses to expand their operation will be supported where this is judged to be the most sustainable option and relocation to an existing or allocated employment site within a settlement would not be more appropriate; Proposals to redevelop employment sites outside settlements will be considered on their merits. Planning permission for alternative uses is unlikely to be granted unless it can be demonstrated that future employment use would be unviable, and the proposal would bring substantial community benefit and be in the best interests of the of the local community.

SO	Commentary			
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	The policy seeks to protect and regulate existing employment areas to help deliver sustainable economic development.
4	+	+	+	The policy will protect and regulate existing employment areas to support appropriate inward investment and to help maintain the contribution from existing businesses.
5	0	0	0	No significant impact
6	+	+	+	The policy contributes positively to the retention of a sustainable network of accessible services by maintaining the role and function of existing employment areas.
7	+	+	+	The policy contributes positively to retaining and enhancing accessible services which help to deliver greater community sustainability.
8	0	0	0	No significant impact

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SO				Commentary
	S	M	L	
9	0	0	0	No significant impact
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	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	The policy contributes positively to the efficient use of land by protecting and regulating the development of existing employment areas.

- The policy seeks to protect and regulate existing employment areas to help attract appropriate inward investment and deliver sustainable economic development;



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- The policy contributes positively to the delivery of greater community sustainability by maintaining the role and function of existing employment areas which support the retention of a sustainable network of accessible services;
- The policy contributes positively to the efficient use of land by protecting and regulating the development of existing employment areas.

**Policy MD12**

**Vital and Viable Town Centres**

**Proposed Policy Direction – Key Elements:**

- Support Shropshire’s network of Strategic, Principal and District Centres, as identified in the Core Strategy, by:
  - Focussing new retail development into Town Centres and Primary Shopping Areas, to be defined on the Proposals Map;
  - Where relevant, define primary and secondary retail frontages within Primary Shopping Areas;
  - Ensuring significant retail and leisure development proposals outside Primary Shopping Areas are accompanied by suitable Impact Assessments; and
  - Where appropriate, apply restrictive conditions to approved retail applications outside of town centres

**Primary Shopping Areas**

- Define Primary Shopping Areas for identified centres where appropriate, within which there will be:
  - a presumption in favour of retail proposal, appropriate to the role and function of the centre, which improves the overall provision of the centre;
  - a presumption against changes of use away from A1 (shops), A2 (Financial and Professional Services) and A3 (Restaurants and Cafes);
  - an expectation that all proposals maintain an active and continuous shopping frontage
- Define Primary and Secondary Shopping Frontages for Shrewsbury, including the identification of the Riverside area within the Primary Shopping Frontage area.

**Retail Impact Assessments**



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<ul style="list-style-type: none"> <li>• Applicants will be required to complete and submit, as part of their planning application, a Retail Impact Assessment for locally significant retail proposals in edge or out of centre locations.</li> <li>• It is proposed the following floorspace thresholds are used to determine the significance of proposals and therefore whether a Retail Impact Assessment will be needed:             <ul style="list-style-type: none"> <li>○ Strategic Centre (Shrewsbury) – 500sqm gross floorspace and above;</li> <li>○ Principal Centres – 300sqm gross floorspace and above</li> <li>○ District Centres – 200sqm gross floorspace and above</li> </ul> </li> <li>• The Council will refuse applications where it is considered the impact on the town centres is likely to be significant, or where it is considered the scope of the Retail Impact Assessment is insufficient.</li> </ul> <p>Retail Impact Assessments should have regard to the degree of impact on locally distinctive features and assets, as well as to the impact on committed and planned investment in centres and other criteria contained in national planning guidance.</p>
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SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	The policy makes positive contribution to the promotion of a strong and sustainable local economy by promoting and regulating town centre development.
4	+	+	+	The policy will protect and regulate existing town centre uses to help deliver appropriate inward investment and to help maintain the contribution from existing businesses.
5	+	+	+	Supporting vital and viable town centres helps to focus employment, retail and community activity in existing town centres which are served by public transport.
6	+	+	+	Supporting vital and viable town centres helps to focus employment, retail and community activity in existing town

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SO	Commentary			
	S	M	L	
				centres which helps to minimise the need to travel.
7	+	+	+	Supporting vital and viable town centres helps focus community activity and interaction in existing town centres.
8	0	0	0	No significant impact
9	+	+	+	Supporting vital and viable town centres helps to focus employment, retail and community activity in existing town centres which helps to minimise carbon emissions from transport.
10	0	0	0	No significant impact
11	+	+	+	The policy makes positive contribution to the protection of the locally distinctive features and assets which help to maintain the distinctiveness of Shropshire's market towns.
12	+	+	+	The policy makes positive contribution to the protection of locally distinctive features and assets including historic environment assets.
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	0	0	0	No significant impact
18	+	+	+	The policy contributes positively to the efficient use of land by protecting and regulating town centre development.

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- The policy makes positive contribution to the promotion of a strong and sustainable local economy by protecting and regulating town centre uses to help deliver appropriate inward investment and to help maintain the contribution from existing businesses;
- Focussing employment, retail and community activity in existing town centres helps to minimise the need to travel and improve accessibility by public transport. As a result the policy may also help to reduce carbon emissions from transport;
- The policy makes positive contribution to the protection of locally distinctive features and assets, including the historic environment, which in turn helps to maintain the distinctiveness of Shropshire’s market towns.

**Policy MD13**

**Tourism facilities and Visitor Accommodation**

**Proposed Policy Direction - Key Elements:**

- Provide guidance to ensure proposals requiring a countryside location compliment rural character and scenic/environmental qualities and meet adopted, and emerging SAMDev, policy requirements for development in the countryside and, where applicable, the Green Belt;
- Set out preference for the re-use of suitable existing buildings to house facilities, ensuring proposals requiring new buildings identify that no existing buildings are available/suitable and needs are not met by existing facilities;
- Set out guidance to ensure marina development proposals can demonstrate the need for the development, the benefits of the proposal, and the capability of the canal network to accommodate the development. Set criteria to ensure proposals are in appropriate locations and have regard to scale, accessibility, surrounding character, and impact on the landscape, recognising the constraints that are placed on the location of marina development.
- Identify canal lines to be protected on the proposals map.

*Visitor accommodation:*

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<ul style="list-style-type: none"> <li>• Provide guidance to ensure new and extended touring caravan and camping sites are well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and planting; and that the local road network is capable of accommodating the type and level of traffic generated.</li> <li>• Set out guidance to ensure proposals for more permanent forms of accommodation such as static caravans, chalets and log cabins, and all proposals including ancillary permanent structures, are also of high quality in layout and design, accessible, meet a need, and are economically viable/beneficial. The type and scale of ancillary development should be consistent with the scale of accommodation proposed and existing buildings should be used where possible.</li> <li>• Ensure proposals have regard for the cumulative impact of visitor accommodation on the scenic qualities of the area as well as the over intensification of the site. For extensions to existing sites set guidance to ensure regard is also had for the need for the extension and the benefit to the business.</li> </ul> <p>Set out guidance to restrict occupancy and use to ensure that sites developed for visitor accommodation remain in tourism use.</p>
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SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	The main purpose of the policy is to support and enhance Shropshire's tourism economy by providing clear guidance about tourism development and visitor accommodation.
4	+	+	+	Providing clear guidance about tourism development and visitor accommodation will help to attract high quality inward investment and the expansion and diversification of existing businesses in appropriate circumstances.
5	+	+	+	Canal based tourism makes a positive contribution to travel by sustainable modes.
6	+	+	+	The policy seeks to ensure that tourism development takes place in accessible locations.

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SO				Commentary
	S	M	L	
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to ensure that the development of new tourism facilities and visitor accommodation does not generate unacceptable adverse visual and landscape impacts.
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	0	0	0	No significant impact
18	+	+	+	The policy supports the re-use of buildings to provide new tourism facilities and visitor accommodation.

- The main purpose of the policy is to support and enhance Shropshire's tourism economy by providing clear guidance about tourism development and visitor accommodation;

- The policy seeks to ensure that the development of new tourism facilities and visitor accommodation does not generate unacceptable adverse visual and landscape impacts.

**Policy MD14**

**Protecting and Enhancing Shropshire’s Natural Environment**

**Proposed Policy Direction - Key Elements:**

- Provide guidance to ensure that ecological networks, Nature Improvement Areas (or other landscape-scale biodiversity priority areas), biodiversity sites, habitats and species of recognised value are protected, enhanced, restored, reconnected or created, in a way consistent with the hierarchy of international, national and local designations and the Shropshire Biodiversity Action Plan;
  - Provide guidance to ensure that sites and areas of recognised geo-diversity value are protected and that opportunities to secure geological conservation benefits are integral to planning decisions where relevant;
  - Provide guidance to ensure that development protects valued landscapes and areas of tranquillity and respects the quality and sensitivity of local landscape character. Ensure that great weight is given to the protection of landscape and scenic beauty in the AONB. Further guidance is available from the AONB Management Plan;
  - Provide guidance on limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation;
  - Identify and prioritise the positive contribution which development can make to Shropshire’s multifunctional Environmental Network (Core Strategy Policy CS17) and Nature Improvement Areas (or other landscape scale biodiversity priority areas);
  - Provide guidance to ensure that development safeguards (maintains and enhances) protected or otherwise significant trees, woodland and hedges and to ensure that development compensates for the unavoidable loss of, or damage to important trees, woodland and hedges;
- Identify site based development requirements which will enhance tree cover and habitat connectivity through appropriate new planting and management of the existing tree stock and hedgerow resource.

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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	0	0	No significant impact
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	++	++	++	Establishment and ongoing improvement of Shropshire's environmental network will contribute positively to community interaction and activity
8	+	+	+	The protection of areas of recognised environmental value and improved access to the natural environment can foster activity and healthy lifestyles.
9	+	+	+	Access to environmental networks can foster sustainable transport decisions.
10	++	++	++	Environmental networks are specifically designed to facilitate the adaptation and migration of biodiversity, water management and other climate change adaptation measures.
11	++	++	++	The policy specifically seeks to provide protection for landscape character
12	+	+	+	Environmental networks will foster opportunities to preserve, enhance and interpret historic environment assets and their settings.
13	++	++	++	The policy is specifically designed to protect and enhance biodiversity.



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14	+	+	+	+	The multi-functional nature of environmental networks is intended to deliver water management benefits
15	+	+	+	+	Protecting the natural environment and the establishment and ongoing improvement of Shropshire's environmental network will contribute positively to local air quality.
16	+	+	+	+	The multi-functional nature of environmental networks is intended to deliver flood management benefits.
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact

- The proposed Policy Direction has a strong positive impact on community wellbeing, environmental management and climate change;

## Policy MD15

### Waste Management Facilities

#### Proposed Policy Direction - Key Elements:

- Support the development of recycling, recovery and waste transfer facilities in appropriate locations including those identified in Policy Directions MD3 or MD11 where impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled;
- Provide guidance to ensure that waste management development does not generate unacceptable adverse impacts on people and the environment including: landscape, visual, noise, dust, odour, water quality, flooding or traffic impacts;
- Identify key development management criteria to guide applications for:
  - In-vessel composting or anaerobic digestion facilities;
  - Open air composting facilities;
  - Facilities for the recycling of construction and demolition materials;

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- Proposals to recover energy from waste;  
Facilities for the handling, treatment, processing or disposal of Hazardous Wastes.

SO	Commentary			
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Improved local availability of waste management facilities can help to reduce overheads and generate better resource efficiency for local companies;
4	+	+	+	The policy supports both inward investment and the expansion and diversification of existing waste management businesses;
5	0	0	0	No significant impact
6	+	+	+	Improved local availability of waste management facilities can help to reduce unnecessary transport of waste materials.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	++	++	++	Supporting waste diversion away from landfill will make a significant contribution to limiting existing carbon emissions.
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse visual and landscape impacts.

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SO				Commentary
	S	M	L	
12	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse impacts on the historic environment.
13	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse environmental impacts.
14	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse impacts on the water environment.
15	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse impacts on local air quality.
16	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse impacts on local flood risk.
17	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse environmental impacts.
18	++	++	++	Supporting waste diversion away from landfill will make a significant contribution to more efficient use of material resources.

- Supporting waste diversion away from landfill will make a significant positive contribution to material resource efficiency and a reduction in existing carbon emissions;
- The Policy identifies criteria for different types of waste management facilities to try to ensure that they do not generate unacceptable adverse environmental impacts.

<b>Policy MD16</b>
<b>Landfill and Land Raising Sites</b>
<p><b>Proposed Policy Direction - Key Elements:</b></p> <ul style="list-style-type: none"> <li>Establish a policy test for landfill and landraising proposals which reflects the waste hierarchy, the need to provide for waste in a way consistent with the principle of 'equivalent self-sufficiency' and the potential impact on the completion or restoration of existing landfill sites;</li> <li>Highlight the information which will be required and the policy tests which will be applied to landfill or landraising proposals; Identify requirements for the satisfactory restoration and after use of landfill and landraising sites.</li> </ul>

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	0	0	No significant impact
5	0	0	0	No significant impact
6	+	+	+	The policy seeks to ensure that waste disposal facilities do not generate unnecessary transport of waste materials.
7	0	0	+	The restoration of landfill and land raising sites can help to deliver accessible green space and opportunities for countryside recreation.

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SO	Commentary			
	S	M	L	
8	0	0	+	Restored landfill and land raising sites can help improve access to the natural environment which can foster activity and healthy lifestyles.
9	-	-	-	Additional landfill capacity has the potential to increase Shropshire's carbon emissions.
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse visual and landscape impacts.
12	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse impacts on the historic environment.
13	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse environmental impacts.
14	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse impacts on the water environment.
15	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse impacts on local air quality.
16	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse impacts on local flood risk.
17	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse environmental impacts.
18	-	-	-	The local availability of additional landfill and land raising sites may undermine more efficient use of material

SO	Commentary	
S	M	L
		resources.

- Additional landfill capacity would have a negative impact on Shropshire’s carbon emissions, and would undermine more efficient use of material resources;
- The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse environmental impacts and the restoration of landfill and land raising sites can help to deliver accessible green space and opportunities for countryside recreation.

**Policy MD17**

**Mineral Safeguarding**

**Proposed Policy Direction - Key Elements:**

- Highlight Minerals Safeguarding and Coal Consultation Areas on the Proposals Map.
  - Describe the operation of the minerals safeguarding approach, including:
    - Identifying the operational limits of mineral deposits;
    - Identifying strategic mineral transport and processing facilities (safeguarded by Policy MD12: Infrastructure);
    - Identifying appropriate buffers against proximal development;
- Encouraging the prior extraction of minerals, wherever practicable, in circumstances where it is necessary for non-mineral development to take place in Minerals Safeguarding Areas;

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SO				Commentary
	S	M	L	
1	+	+	+	Mineral safeguarding can help to identify potentially hazardous legacies from historic mineral working so that these are addressed as an integral part of the development process.
2	0	0	0	No significant impact
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	+	+	+	Promoting the extraction of mineral resources prior to development can help to secure local supplies of mineral to reduce transport distances.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	+	+	+	Promoting the extraction of mineral resources prior to development can help to reduce carbon emissions from mineral transport.
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



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SO				Commentary
	S	M	L	
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	++	++	++	Resource efficiency is the primary objective of this policy. Mineral safeguarding will support the efficient and comprehensive working of finite local mineral resources.

- Mineral safeguarding will support the efficient and comprehensive working of finite local mineral resources;
- Promoting the extraction of mineral resources prior to development can help to reduce transport distances and carbon emissions from mineral transport;
- Mineral safeguarding can help to identify potentially hazardous legacies from historic mineral working so that these are addressed as an integral part of the development process.

**Policy MD18**

**Management of Mineral Development**

**Proposed Policy Direction - Key Elements:**

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- Identify criteria to manage mineral exploration;
  - Promote the comprehensive working of mineral resources and appropriate use of high quality materials;
  - Provide guidance to ensure that mineral working does not generate unacceptable adverse impacts on people and the environment including visual, noise, dust, vibration, water quality, flooding or traffic effects;
  - Provide guidance about the assessment of mineral transport issues including the site access and traffic movements and provide support for opportunities to transport minerals by rail;
  - Require the provision of information concerning the proposed method, phasing and management of the mineral working proposals;
  - Provide guidance about appropriate measures to manage ancillary development;
- Promote opportunities to generate local benefits from the management of restoration and after use proposals (with particular reference to opportunities to establish or improve multi-functional environmental networks {Core Strategy Policy CS17}).

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	0	0	No significant impact
5	+	+	+	The policy supports opportunities to move mineral by sustainable transport modes.
6	0	0	0	No significant impact
7	+	+	+	The management of mineral sites can help to deliver local community benefits.

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SO	Commentary			
	S	M	L	
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse visual and landscape impacts.
12	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse impacts on the historic environment.
13	+	+	++	The policy seeks to ensure that mineral working does not generate unacceptable adverse environmental impacts and promotes opportunities to generate biodiversity and others benefits from site restoration.
14	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse impacts on the water environment.
15	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse impacts on local air quality.
16	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse impacts on local flood risk.
17	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse environmental impacts.
18	+	+	+	The policy seeks to ensure the efficient management and phasing of mineral working.

- The effective management of mineral exploration, mineral working and ancillary activities will ensure that mineral working does not generate unacceptable adverse environmental impacts and promotes opportunities to generate biodiversity and others benefits from site restoration.



## Appendix E: Preferred Options site assessment SA Summaries

### Albrighton Place Plan:

#### Albrighton (Housing):

Site Ref	SA Summary
ALB002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
ALB003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
ALB015/ 10	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

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**Albrighton (Employment):**

Site Ref	SA Summary	Best option from SA	Chosen option
ELR010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.	ELR010	None- sought views about whether employment should be located in Albrighton or Cosford, given the key constraints of the Green Belt and limited availability of land

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**Bishop’s Castle Place Plan:**

**Bishop’s Castle (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
BISH001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair
BISH007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to both a Conservation Area and a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people’s recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site for housing is thus judged to be poor.
BISH010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to both a Conservation Area and a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space and a young people’s recreational facility, landscape sensitivity (which is medium/high) agricultural land quality and proximity to a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH021	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, proximity to both a Scheduled Ancient Monument (Motte and Bailey of Bishop’s Palace) and a Conservation Area, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities and flood risk. It is negative for access to the primary school, an area of natural and semi-natural open space and agricultural land quality. The assessment also shows negatively that 60% of the site is within a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.



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**Bishop’s Castle (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR048	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people’s recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.
ELP049	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people’s recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

**Bucknell:**

<b>Site Ref</b>	<b>SA Summary</b>
BUCK003	The Stage 2a assessment is positive for access to bus transport and a children’s play area. It is negative for access to the primary school, two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; an area of Ancient Woodland and a Wildlife Site, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor. However access to the Primary School is only marginally negative whilst the ancient woodland is separated from the site by the River Redlake and railway so any further impact is likely to be minimal.
BUCK008	The Stage 2a assessment is positive for access to bus transport the primary school, and a children’s play area. It is negative for access to two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; an area of Ancient Woodland and a Wildlife Site, and agricultural land quality. 20% of the site is within flood zone 3. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor. However the ancient woodland is separated from the site by other development, the River Redlake and railway so any further impact is likely to be minimal.
BUCK009	The Stage 2a assessment is positive for access to bus transport and a children’s play area. It is negative for access to the primary school, two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; a Wildlife Site, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor. However access to the Primary School is only marginally negative.

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**Chirbury:**

<b>Site Ref</b>	<b>SA Summary</b>
CHIR001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children’s play area and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (Dovecote at Chirbury Farm) as well as a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
CHIR002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children’s play area and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (Dovecote at Chirbury Farm) as well as a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

**Clun:**

<b>Site Ref</b>	<b>SA Summary</b>
CLUN001	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an area of natural or semi-natural open space and an amenity green space and flood risk. It is negative for access to bus transport, the other three amenities and facilities, landscape sensitivity (which is high), proximity to both a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.
CLUN002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities and flood risk. It is negative for access to the primary school, landscape sensitivity (which is high), proximity to a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

**Lydbury North:**

<b>Site Ref</b>	<b>SA Summary</b>
LYD001	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, play area and open space. It is negative for access to bus transport, 3 out of the five amenities and facilities, proximity to a Conservation Area and a Registered Park or Garden and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
LYD002	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, play area and open space. It is negative for access to bus transport, 3 out of the five amenities and facilities, proximity to a Conservation Area and a Registered Park or Garden and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

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Worthen and Brockton:

Site Ref	SA Summary
WORTH001/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area, flood risk and previous land use. It is negative for access to the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be fair.
WORTH002/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and previous land use. It is negative for access to the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be fair.
BROC001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be poor.

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**Bridgnorth Place Plan:**

**Bridgnorth (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
BRID001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, together with high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route, low flood risk and the potential use of previously developed land. However, the site is in the Green Belt and is entirely divorced from the built area of Bridgnorth with no local services and facilities. Overall sustainability of the site is therefore judged to be poor.
BRID004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space and high landscape sensitivity. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, proximity to the Conservation Area and tree impacts, including proximity to Ancient Woodland. The site scores positively for access to a bus route, access to open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, and access to some types of Open Space. The site scores positively for access to a bus route and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, proximity to the Conservation area and potential impacts on protected trees. The site scores positively for access to a bus route, open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID014/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and open space, proximity to the Panpudding Hill Scheduled Ancient Monument and the Conservation area, high landscape sensitivity and

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<b>Site Ref</b>	<b>SA Summary</b>
	potential impacts on protected trees. The site scores positively for access to Primary Schools and low flood risk. Overall sustainability of the site is therefore judged to be poor.
BRID015/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, flood risk and potential impacts on protected trees and agricultural land. The site is close to historic and current waste management facilities. The site scores positively for access to Primary Schools and some types of open space. Overall sustainability of the site is judged to be poor.
BRID016/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the Conservation Area, Scheduled Ancient Monument and agricultural land. The site scores positively for access to Primary Schools, some types of open space and Flood Risk. Overall sustainability of the site is judged to be poor.
BRID017/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary schools and most types of open space, together with potential impacts on agricultural land. The site is within 250m of a previous landfill site. The site scores positively for access to bus routes and some types of open space. Overall sustainability of the site is judged to be poor.
BRID018/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to most types of open space, together with potential impacts on agricultural land. The site is within 250m of a previous landfill site. The site scores positively for access to bus routes schools and some types of open space, although the site is separated from the town by the bypass. Overall sustainability of the site is judged to be poor.
BRID020A/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID020B/09 (inc.BRID004)	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID023/10	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity, impacts on protected trees and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID025	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, primary schools and open space, high landscape sensitivity, potential impacts on the Conservation Area and a Wildlife Site and agricultural land quality. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.
BRID026	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, primary schools and



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<b>Site Ref</b>	<b>SA Summary</b>
	open space, high landscape sensitivity, potential impacts on the Conservation Area and agricultural land quality. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.
BRID027	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, Primary Schools and open space, proximity to the Panpudding Hill Scheduled Ancient Monument (across the bypass) and the Conservation area, high landscape sensitivity and potential impacts on protected trees. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.

**Bridgnorth (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of land to the North. Overall sustainability of the site is therefore judged to be fair.
ELR012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the wider development in this area. Overall sustainability of the site is therefore judged to be fair.
ELR013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the wider development in this area. Overall sustainability of the site is therefore judged to be fair.
ELR014	The Stage 2a assessment (sustainability appraisal) scores the site negatively for flood risk, impacts on protected trees and agricultural land quality. The site is within 250m of a historic landfill site. The site scores positively for access to bus routes and the potential to address previously developed land. Overall sustainability of the site is therefore judged to be poor.
ELR015	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site is within the Green Belt and its development is therefore contrary on principle to national and local policy. The site scores positively for access to bus routes, flood risk and the potential to address previously developed land. Overall sustainability of the site is therefore judged to be poor.

**Ditton Priors:**

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<b>Site Ref</b>	<b>SA Summary</b>
DITT05/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to the Conservation area and potential impacts on protected trees and agricultural land. The site scores positively for access to bus routes, the Primary School, some types of open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
DITT06/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, the Primary School and open space, proximity to the Conservation area and potential impacts on agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.

**Neenton:**

<b>Site Ref</b>	<b>SA Summary</b>
NEE001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and open space, being within the Conservation area and potential impacts on agricultural land. The site scores positively for access to bus routes and low flood risk. Overall sustainability of the site is therefore judged to be fair given the local context.



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**Broseley Place Plan:**

**Broseley (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR016	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, landscape sensitivity and potential impacts on high quality agricultural land. The site scores positively for access to bus routes and for low flood risk. Overall sustainability of the site is judged to be fair.
ELR017	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, high landscape sensitivity and potential impacts on the Conservation Area, Ancient Woodland and high quality agricultural land. The site contains an historic landfill site. The site scores positively for access to bus routes, amenity open space and for low flood risk. Development of the site could help to address potential brownfield issues arising from its previous use for the manufacture of clay bricks and tiles, mining and quarrying. Overall sustainability of the site is judged to be fair.
ELR018	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high landscape sensitivity and potential impacts on the Conservation Area. The site scores positively for access to bus routes, open space and for low flood risk. Development of the site could help to address potential brownfield issues arising from its previous use for mining and quarrying. Overall sustainability of the site is judged to be fair.

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**Church Stretton Place Plan:**

**Church Stretton:**

<b>Site Ref</b>	<b>SA Summary</b>
CSTR004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport the primary school, three out of the five amenities and facilities and flood risk. It is negative for landscape sensitivity (which is high), proximity to the Nover's Hill Scheduled Ancient Monument, the Church Stretton Conservation Area and the Long Mynd Site of Special Scientific Interest (SSSI). The assessment also shows that all but the southern end of the site is covered by a group Tree Preservation Order. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five amenities and facilities and flood risk. It is negative for access to the primary school, the other two amenities and facilities, landscape sensitivity (which is high) and proximity to both an area of Ancient Woodland and the Long Mynd SSSI. The assessment also shows that the site lies within the Church Stretton Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five facilities and amenities and flood risk. It is negative for access to the other three facilities and amenities, landscape sensitivity (which is high) and proximity to the Church Stretton Conservation Area, an area of Ancient Woodland and the Long Mynd SSSI. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to an area of natural or semi-natural open space and flood risk. It is negative for access to the other four facilities and amenities and proximity to the Church Stretton Conservation Area, the Long Mynd SSSI and an area of Ancient Woodland. The presence of a group Tree Preservation Order on the site also shows as a negative. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR013	The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, bus transport, all amenities and facilities and for proximity to Brockhurst Castle Scheduled Ancient Monument, an area of Ancient Woodland and a Wildlife Site. The site is being promoted for employment use so access to a primary school and other amenities and facilities is less important than if the site were to be used for housing. All other sustainability objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair.
CSTR014	The Stage 2a assessment is positive for access to all facilities and amenities except amenity green space. Negative scores recognise that small parts of the site fall within 300m of the Church Stretton Conservation Area or within 100m of the Coppice Leasowes Local Nature Reserve and the site is on Grade 3 agricultural land. With the exception of the latter, only small parts of the site are affected by negative scores and it is likely that any development could be designed to avoid any adverse impact. All other sustainability objectives are neutral. Consequently, the overall sustainability of the site is judged

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<b>Site Ref</b>	<b>SA Summary</b>
	to be good.
CSTR017	The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, the primary school, all amenities and facilities, landscape sensitivity (which is high), proximity to Ancient Woodland and to a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, two out of the five amenities and facilities, flood risk and previous industrial use (a small area was used for electricity distribution). It is negative for access to the other three amenities or facilities and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. Approximately one third of the site is on Grade 3 agricultural land, the remainder is on Grade 4, giving an overall neutral score. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair for either employment or housing use.
CSTR019/R	The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low), access to an area of natural or semi-natural open space and flood risk. It is negative for access to bus transport, the other four amenities and facilities and proximity to an area of Ancient Woodland. The eastern half of the site is also within 250m of a Wildlife Site but careful design of development may help to reduce any impact. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
CSTR020	The Stage 2a assessment (sustainability appraisal) is positive for flood risk and access to a local park or garden. It is negative for access to the primary school and other facilities. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
CSTR021	The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, the primary school, all facilities and amenities, landscape sensitivity (which is high) and proximity to both an area of Ancient Woodland and a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR022	The Stage 2a assessment (sustainability appraisal) is positive for flood risk and previous use (two small ponds were in filled between 1840 and 1897). It is negative for access to bus transport, the primary school, all amenities and facilities and for proximity to both an area of Ancient Woodland and a Wildlife Site. Around two-thirds of the eastern part of the site also has high landscape sensitivity. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR023	The Stage 2a assessment is positive for flood risk and previous industrial use (a small disused quarry dating from 1889). It is negative for access to bus transport, the primary school, all facilities and amenities and landscape sensitivity (which is high). It is also within 500m of an area of Ancient Woodland. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR027/09	The Stage 2a assessment (sustainability appraisal) is positive for access to all facilities and amenities, landscape sensitivity (which is low) and flood risk. It shows that the lower part of the field is Grade 3 agricultural land but that the majority of the site is Grade 4, giving an overall neutral score. The assessment is negative for access to bus transport and the primary school. The eastern third of the site is within 250m of a Wildlife Site but careful design of development could reduce any

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<b>Site Ref</b>	<b>SA Summary</b>
CSTR028/10	impact. All other sustainability objectives are neutral. The overall sustainability is thus judged to be good. The Stage 2a assessment (sustainability appraisal) is negative for access to bus transport, the primary school, all amenities and facilities and proximity to both an area of Ancient Woodland and a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR0029	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, all facilities and amenities except amenity green space, landscape sensitivity (which is low) flood risk and previous industrial use (a small quarry dating from 1883 is recorded). The assessment is negative for access to the primary school, proximity to an area of Ancient Woodland and to the Coppice Leasowes Local Nature Reserve. The north eastern half of the site is Grade 4 agricultural land, the remainder is Grade 3, giving an overall precautionary negative score. All other sustainability objectives are neutral. The overall sustainability of the site is thus considered to be fair.
CSTR0030	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school and flood risk. It is negative for access to all amenities and facilities, landscape sensitivity (which is high), and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. The whole site is also covered by a group Tree Preservation Order. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.

**Church Stretton (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
<b>ELR050</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and potential impacts on a local nature reserve (LNR Coppice Leasowes). The site scores positively for access to open space and for low landscape sensitivity. Development of the site could help to address potential brownfield issues arising from its previous use for mining and quarrying. Overall sustainability of the site is judged to be poor.
<b>ELR051</b>	The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, bus transport, all amenities and facilities and for proximity to Brockhurst Castle Scheduled Ancient Monument, an area of Ancient Woodland and a Wildlife Site. The site is being promoted for employment use so access to a primary school and other amenities and facilities is less important than if the site were to be used for housing. All other sustainability objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair.
<b>ELR052</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, two out of the five amenities and facilities, flood risk and previous industrial use (a small area was used for electricity distribution). It is negative for access to the other three amenities or facilities and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. Approximately one third of the site is on Grade 3 agricultural land, the remainder is on Grade 4, giving an overall neutral score. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair for either employment or housing use.



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**Cleobury Mortimer Place Plan:**

**Cleobury Mortimer (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
CMO001	Stage 2a scores the site positively on proximity to bus stops, amenity green space, a children’s play area and young people’s recreational area. It also scores positively for its urban landscape character, and for containing previous industrial or potentially contaminative land use. The site scores negatively on proximity to the primary school and remaining facilities, and for being in the buffer of the conservation area. Overall, in sustainability terms the site is considered good.
CMO002	Stage 2a scored the site positively for proximity to bus stops, children’s play area and amenity green space and for being within Flood Zone 1. It scored negatively for proximity to three remaining facilities, primary school, and for containing higher quality agricultural land. It also scored negatively for being within the 300m buffer of the Wayside Cross SAM and conservation area. Although Stage 2a highlighted the site was within the 300m buffer of the Wayside Cross SAM and the conservation area, development here is not considered to affect their setting. Overall, the sustainability of the site is considered fair.
CMO005	Stage 2a scored the site positively for proximity to bus stops, children’s play area and amenity green space and for being within Flood Zone 1. It scored negatively for proximity to the primary school and remaining facilities, for being partly in use as an allotment (although private) for containing higher quality agricultural land. It is within the buffer of the conservation area although the site is not expected to unduly impact on the conservation area. Overall, the sustainability of the site is considered fair.
CMO008	In Stage 2a the site scored positively in terms of proximity to bus stops, amenity green space and young people’s recreational area and for being within Flood Zone 1. It scored negatively on proximity to primary school, the remaining amenities and for being on better agricultural land. Overall, the site is considered to be fair in sustainability terms.
CMO010	In Stage 2a the site scored positively regarding proximity to bus stops, the primary school, amenity green space, children’s play areas and young people’s recreational facility and for being urban in landscape character and in Flood Zone 1. It scored negatively due to being within the Conservation Area and proximity to remaining amenities. Overall, the sustainability of the site is considered to be good.
CMO013	In Stage 2a the site scored positively regarding proximity to bus stops, the primary school, amenity green space and play areas, and for being urban in landscape character and in Flood Zone 1. It scored negatively for proximity to remaining amenities and due to being within the Conservation area. Overall, the sustainability of the site is considered to be good.

**Cleobury Mortimer (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR067	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes and may provide an opportunity to re-use previously developed land and address contamination from former uses. It scores negatively for being within the buffer of a conservation area and for a very small proportion containing Flood Zone 3. Overall, it is considered good in sustainability terms.
ELR068	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes. It scored negatively for

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Site Ref	SA Summary
	containing higher quality agricultural land. Overall the sustainability of the site is judged to be fair.

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**Craven Arms Place Plan:**

**Craven Arms (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
CRAV001	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and is mainly Grade 2 agricultural land and is used for livestock grazing which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV001 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops. The site is also distant from the local primary school, amenity green spaces and young people's recreational facilities due to the physical barrier of the railway embankment between Clun Road and the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development to the east located within the town. The overall sustainability of the site is therefore judged to be poor.</p>
CRAV002	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development but lies largely within the setting of the existing residential development of Sunningdale and Castle View and development of the site could be screened from view by appropriate landscaping. CRAV002 has a lower Grade 3 agricultural classification than the land at CRAV001 (i.e. Grade 2) but is used for livestock grazing and so still links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV002 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops but a bus stop could be located close to CRAV002. The site is also distant from the local primary school, amenity green spaces and young people's recreational facilities due to the physical barrier of the railway embankment between Clun Road and the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development to the east located within the town. The current sustainability of the site is therefore judged to be poor.</p>
CRAV003	<p>The Stage 2a assessment (sustainability appraisal) shows Grade 2 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity, only limited flood risk on the approach roads, there is an absence of contamination from previous uses and proximity to the waste transfer station is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments. The overall sustainability of the site is therefore judged to be good.</p>
CRAV004	<p>The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site has access to bus services along Clun Road but the bus stops are located some distance away on Clun Road. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49</p>



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CRAV005	<p>(Shrewsbury Road). However, adjoining developments also provide amenity green space and children's play areas in the locality. The site is free from flood risk being elevated in the local landscape. The site accommodates a Tree Preservation Order and is within 500m of Ancient Woodland but this is separated from the site by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be good but care would be needed in the design of any development.</p> <p>The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining town but the elevation of the surrounding land would make access difficult. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). This visible, elevated site is within 500m of the Ancient Woodland of Sallow Coppice and encloses a Scheduled Ancient Monument within the site. This elevated site also has a high landscape sensitivity being visible within the landscape to views from the north and the south of Craven Arms. The overall sustainability of the site is judged to be poor.</p>
CRAV006	<p>The Stage 2a assessment (sustainability appraisal) shows the site is good quality agricultural land used for grazing. The site is accessible to the bus stops and services along Clun Road via Burnside Close and to amenity spaces and children's play spaces in the adjoining town. The railway embankment does not form an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). However, this isolated and partially elevated site is within 500m of the Ancient Woodland of Sallow Coppice and is partially visible to views from the AONB to the south and this site has high landscape sensitivity. The overall sustainability of the site is judged to be fair.</p>
CRAV007	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and lies in the open countryside well beyond the built area of the town. CRAV007 is predominantly Grade 2 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV007 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops further east on Clun Road. The site is distant from the local primary school, amenity green spaces and young people's recreational facilities on the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development within the town but this is some distance from site. The current sustainability of the site is therefore judged to be poor.</p>
CRAV008	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north but is already affected by the development of rural buildings. CRAV008 is predominantly Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. As land in open countryside in a relatively isolated location, site CRAV008 is distant from all local services but does have access to some of the amenity green space and children's play spaces on the western edge of Craven Arms. The land is slightly elevated in the local landscape with an established drainage network and is not significantly affected by flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development</p>

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<b>Site Ref</b>	<b>SA Summary</b>
	in this location would be very specific in relation to landscape, loss of agricultural land and access to services and would intensify the current development on part of the land.
CRAV009	The Stage 2a assessment (sustainability appraisal) shows Grade 3 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity but there is possible contamination on the eastern boundary. The site is close to the waste transfer station but this is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments and the overall sustainability of the site is judged to be good.
CRAV010	The Stage 2a assessment (sustainability appraisal) shows the site has access to bus services along Clun Road but the bus stops are located some distance away on Clun Road. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). The site is free from flood risk being elevated in the local landscape but the development must remove any drainage issues for the surrounding lower lying land. The site is within 500m of Ancient Woodland but this is separated from the site by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be good but care will be needed in completing the partially developed Care Home.
CRAV012	The Stage 2a assessment (sustainability appraisal) shows the site is largely affected by Flood Zone 3a and only the north eastern area of the site was progressed as a potential development site. This will also protect the setting of the extended Newton Conservation Area adjoining the southern part of the site which communicates across the bridging point for Footpaths 21, 22 and 23. The site is accessible to amenity land and the bus stops and services along Corvedale Road and the A49, Shrewsbury Road and to the local primary school but is distant from other recreational facilities along Shrewsbury Road. The potential development land at the north east of the site is well screened by tree cover and relatively low lying in the local landscape and has a low sensitivity to development. The overall sustainability of the site is judged to be fair.
CRAV013	The Stage 2a assessment (sustainability appraisal) shows this visible site has high landscape sensitivity and is good quality Grade 2 and 3a agricultural land used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining neighbourhoods but is distant from the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). The site is within 500m of the Ancient Woodland of Sallow Coppice but is screened from view by site CRAV005 which forms the plateau of this steep hillock. This low lying site which is traversed by a local brook is within Flood Zones 2 and 3a and is prone to surface water and groundwater flooding but infiltration drainage may still be possible subject to further investigations of the local geology. The overall sustainability of the site is judged to be fair.
CRAV014	The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining town but the elevation of the surrounding land and the enclosure of the site would make access difficult. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). This visible, elevated site is within 500m of the Ancient Woodland of Sallow Coppice and encloses a

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CRAV015	<p>Scheduled Ancient Monument within the site. This elevated site also has a high landscape sensitivity being visible within the landscape to views from the south of Craven Arms. The overall sustainability of the site is judged to be poor.</p> <p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north but is already affected by the development of rural buildings. CRAV015 is both Grades 2 and 3 agricultural land which link to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. As land in open countryside in a relatively isolated location, Site CRAV015 is distant from local services but the northern area has improved access along Long Lane to bus services on the A49 and the southern area has access to some of the amenity green space and children's play spaces on the western edge of Craven Arms. The land is slightly elevated in the local landscape with an established drainage network and is not significantly affected by flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and access to services and would intensify the current development on part of the land.</p>
CRAV016	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and lies in the open countryside well beyond the built area of the town. CRAV016 is mixed Grade 2 and Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV016 is close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops further east on Clun Road. The site is distant from the local primary school, amenity green spaces and young people's recreational facilities on the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the groundwater conditions (due to local geology) require further investigation. The current sustainability of the site is therefore judged to be poor.</p>
CRAV017	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV017 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. CRAV017 is located to the north of Long Lane bit is directly adjoining the A49, Shrewsbury Road but there is not existing access and this boundary is heavily screened by trees. Physical proximity to the town provides reasonable access to local services on the A49 and to local employment areas. There is also access to the local Waste Transfer Station, locally is considered to be an important facility. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk but Environment Agency consider the flood risks to be manageable. The sustainability of the site is therefore judged to be fair.</p>
CRAV018	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV018 is Grade 3 agricultural land which links to the local aspiration to</p>



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<b>Site Ref</b>	<b>SA Summary</b>
	<p>protect good quality agricultural land in adjoining parishes. CRAV018 is located directly off Long Lane opposite the Craven Arms Business Park and there is reasonable access to local services on the A49 and to other local employment areas which support the aspiration for employment development. There is also access to the local Waste Transfer Station which locally is considered to be an important facility. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk but Environment Agency consider the flood risks to be manageable. The sustainability of the site is therefore judged to be fair.</p>
CRAV019	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. CRAV019 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. As land in open countryside in a relatively isolated location, Site CRAV019 is distant from local services but the site access along Long Lane to bus services on the A49 and access to the employment opportunities on Craven Arms Business Park. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and the limited access to services.</p>
CRAV020	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV020 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. As land in open countryside in a relatively isolated location, Site CRAV020 is distant from local services but the site access along Long Lane to bus services on the A49 and access to the employment opportunities on Craven Arms Business Park. The land is slightly elevated in the local landscape and there is no flood risk affecting the site but there is a very high risk of groundwater flooding and a significant surface water flood risk. The sustainability of the site is therefore judged to be poor as the impacts of development in this location would relate to landscape and local features of importance, the loss of agricultural land, the limited access to services and the poor relationship of the land to the built form of Craven Arms.</p>
CRAV021	<p>The Stage 2a assessment (sustainability appraisal) shows the site is accessible to bus services along the A49, Shrewsbury Road and recreational facilities around the adjacent Community Centre but is distant from the primary school and amenity green spaces. Located centrally in the town, there is no impact upon the landscape character around the town. The site is located close to the extended Newton Conservation Area but is not directly visible from this older neighbourhood and the current state of the site is very poor. There is no flood risk to the site from any local watercourses. The overall sustainability of the site is judged to be good.</p>
CRAV022	<p>The Stage 2a assessment (sustainability appraisal) shows good accessibility to bus (and rail) services on Corvedale Road and the A49, Shrewsbury Road and to recreational facilities and the primary school. Located in the east of the town but visible from the Corvedale and Halford village there would be an impact on landscape character but a redevelopment has the potential to improve the current visual character of the site which could also make a positive contribution to the Newton Conservation Area.</p>

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	There is a potential flood risk across the whole site from the River Onny and the extent of this flood risk requires further investigation. The long standing employment use could indicate potential ground contamination of the land. The overall sustainability of the site is judged to be fair.
CRAV023	The Stage 2a assessment (sustainability appraisal) shows good accessibility to bus (and rail) services on the A49, Shrewsbury Road and to recreational facilities around the adjacent Community Centre but is distant from the primary school. Located in the north of the town, there is no impact upon the landscape character. The site is located close to the Craven Arms Business Park and complements the employment offer in this neighbouring employment area which includes the Waste Transfer Station which is regarded as an important local facility. There is no flood risk to the site from any local watercourses but the long standing employment use and the nature of the activities would indicate potential ground contamination of the land. The overall sustainability of the site is judged to be good.
CRAV024	The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is currently used for grazing. The site provides access to bus services along Clun Road but is some distance from the primary school, bus services and recreational facilities available along the A49 (Shrewsbury Road). The existing developments around the site provide amenity green space and children's play area. The site is also free from flood risk being elevated in the local landscape but surface drainage may cause issues in the surrounding area. The site accommodates a Tree Preservation Order, within 300m of Scheduled Ancient Monument 32289 on Clun Road and 500m of Ancient Woodland but this is separated from the woodland by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be fair but care would be needed in the design of any development.
CRAV025	The Stage 2a assessment (sustainability appraisal) shows the site is accessible to the local primary school, to bus services along the A49, Shrewsbury Road and recreational facilities and amenity green spaces. Located just south of the town centre, there is no impact upon the landscape character due to the enclosure of the site to views from Stokesay Castle to the south. The site is located close to the extended Newton Conservation Area but is not directly visible from this older neighbourhood. There is no flood risk to the site from any local watercourses. The overall sustainability of the site is judged to be fair.

**Craven Arms (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR053	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to schools, some types of open space. Development has potential to impact on a nearby Scheduled Ancient Monument, protected woodland and high quality agricultural land. Part of the site suffers from high flood risk. Part of the site is within the buffer zone of an existing waste management site (Long Lane). The site scores positively for access to bus routes and some types of open space and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.
ELR054	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the Conservation Area and high quality agricultural land. The whole site suffers from high flood risk. The site scores positively for access to bus

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ELR055	<p>routes and for low landscape sensitivity. Overall sustainability of the site is judged to be poor.</p> <p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on a Scheduled Ancient Monument (Bronze Age burial mound), protected woodland (Berrymill Wood and The Grove) and high quality agricultural land. The site is within 250m of a waste management facility at Long Lane Industrial Estate. The site scores positively for low flood risk and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.</p>
ELR056	<p>The Stage 2a assessment (sustainability appraisal) shows Grade 2 agricultural land within the site but the land is not actively used for agriculture. The railway restricts access to bus services and recreational facilities available on the A49 (Shrewsbury Road) but the services are still accessible within the town. The site scores positively for low landscape sensitivity, only limited flood risk on approach roads, absence of contamination from previous uses and proximity to the waste transfer station perceived locally as an important facility. There is access to bus services along Clun Road and the A49 (Shrewsbury Road) and to local amenity areas and children's play spaces in the surrounding residential developments. The overall sustainability of the site is therefore judged to be good.</p>
ELR057	<p>The Stage 2a assessment (sustainability appraisal) shows Grade 3 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity but there is possible contamination on the eastern boundary. The site is close to the waste transfer station but this is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments and the overall sustainability of the site is judged to be good.</p>

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**Ellesmere Place Plan:**

**Ellesmere (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
ELL001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park or garden, amenity green space, a children's play area, flood risk and for being a previously developed site. It scores negatively for being partly within Cremourne Park, access to a primary school, access to area of natural and semi-natural open space and young people recreational facility, adjoining the Conservation Area, being within the buffer of The Mere Wildlife site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL002/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and children's play area, landscape sensitivity and the use of previous industrial land. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility, for being partly within the Conservation Area buffer zone, flood risk, although only a small strip along the west boundary is affected by FZ 2 & 3 and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park, or garden, amenity green space, a children's play area, landscape sensitivity, flood risk and potential to remediate previously contaminated land. It scores negatively for access to a primary school, access to natural or semi natural open space and young people's recreation facility, for being within the buffer zone of Ellesmere Conservation Area, 'The Mere' Wildlife Site and Swanhill historic landfill and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity green space and a children's play area and landscape sensitivity. It scores negatively for flood risk, access to a local park or garden, open space, a young people's recreation facility. The agricultural land quality is grade 3 - All sites in Ellesmere are grade 3. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and children's play area and landscape sensitivity. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL008	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area. It also scores positively for having a previous industrial use (railway and factory) as this will minimise the need for greenfield land whilst bringing this site back into use. It scores negatively being within the buffer zone of the Conservation Area, for access to a local park or garden, open space and a young people's



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<b>Site Ref</b>	<b>SA Summary</b>
	recreation facility, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL016	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity green space and children's play area, landscape sensitivity and for flood risk. It scores negatively on access to a primary school and is located within the buffer zones for the Conservation Area, Ellesmere Castle SAM and a historic landfill site. The site also scores negatively on Landscape Sensitivity due to its location next to the Mere and several TPOs are located within the site covering a total of 11 trees. Agricultural land quality is grade 3 which is the same classification for all sites around Ellesmere. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL017a	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to local park or garden, open space and a young people's recreation facility and Tree Preservation Orders (there are 6 around the perimeter of the site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL017b	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to a local park or garden, open space and a young people's recreation facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
ELL018/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park or garden, open space, amenity greenspace, landscape sensitivity and for flood risk. It scores negatively for access to a primary school, a young people's recreation facility, a children's play area, for being within the buffer zones of Ellesmere Castle SAM, Ellesmere Conservation Area and Birch Road Historic Landfill site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL019	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and landscape sensitivity. It scores negatively for access to a primary school, a young people's recreation facility, a children's play area, a local park or garden, open space, for being within the buffer zones of Birch Road Pond Wildlife Site, Ellesmere Conservation Area and Birch Road Historic Landfill site, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL021	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, amenity greenspace, a children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to a local park or garden, open space, and young people's recreation facility, its location in The Ellesmere Conservation Area and the agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair

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**Ellesmere (Employment): Neither are preferred options**

Site Ref	SA Summary
ELR039	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space and for potential impacts on the Conservation Area and high quality agricultural land. A small area is affected by high flood risk. The site scores positively for access to bus services and low landscape sensitivity. There may be an opportunity to address issues arising from the presence of 'unknown filled ground' on the site. Overall sustainability of the site is judged to be fair.
ELR040	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high flood risk on part of the site and for potential impacts on high quality agricultural land. The site scores positively for access to bus services and low landscape sensitivity. Overall sustainability of the site is judged to be fair.

**Cockshutt:**

Site Ref	SA Summary
CO001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park and garden, natural or semi natural open space and young people's recreational facilities, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
CO002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, the location with the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and the agricultural land quality. Part of the site is also an existing village recreation ground. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
CO003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
CO004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, to public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality grade 2. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
CO006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and

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<b>Site Ref</b>	<b>SA Summary</b>
	Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
CO010/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
CO011/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
CO015/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk. It scores negatively for access to a primary school, public transport, access to all 5 amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO017/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO018/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO020/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO021/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor

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<b>Site Ref</b>	<b>SA Summary</b>
	poor

**Dudleston Heath and Elson:**

<b>Site Ref</b>	<b>SA Summary</b>
DUDH001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity and 1 key amenity and facility. It is negative for access to a primary school, 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
DUDH002	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low landscape sensitivity and 1 key amenity and facility. It is negative for access to a primary school, 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
ELS001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, previous industrial or potentially contaminative land and low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair

**Tetchill:**

<b>Site Ref</b>	<b>SA Summary</b>
TET001	The Stage 2a assessment (sustainability appraisal) scores the site positively for low landscape sensitivity and low flood risk. However, the site scores negatively for access to a primary school, access to a bus service, access to all 5 key amenities and facilities, the site is within 250m of a historical landfill and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
TET002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to a primary school, access to a bus service, access to all 5 key amenities and facilities, high risk of flooding, high landscape character the site is within 250m of a historical landfill and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor

**Welsh Frankton:**

<b>Site Ref</b>	<b>SA Summary</b>
WFTN001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape



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	<p>sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor</p>
WFTN002	

**Highley Place Plan:**

**Highley:**

<b>Site Ref</b>	<b>SA Summary</b>
HIGH002	The stage 2a (sustainability appraisal) assessment scored this site positively for access to a bus service but negatively for access to the local primary school, which is on the west side of the town. The site scores positively on access to three of the five recreation facilities, is not considered to be at flood risk and has low broad landscape sensitivity. Overall the site is considered to have average sustainability.
HIGH003	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and the local primary school. The site also scores well in relation to its access to three of the five sporting and recreational facilities. The site scores neutrally on its potential impact on the ability of people to access sporting and recreational facilities. The site is within 300 meters of a conservation area. Overall the site is considered to have an average/high sustainability.
HIGH004 (incl. part of HIGH011)	The stage 2a (sustainability appraisal) assessment scores this site positively for both access to a bus route and a local primary school. The site also scored positively on access to two of the five sporting and recreational facilities and neutrally on its potential impact on the ability of other people to access these existing facilities. The site is within the buffer zone of a Wildlife Site (Borle Brook Wood) and is within grade 3 agricultural land. Overall the site is considered to have an average sustainability.
HIGH016	The Stage 2a (sustainability appraisal) assessment scores this site positively for access to a primary school and local bus service and to two of the five recreation facilities. The site is considered not to impact negatively on any designated recreation facility or open green space. The site is within 300 m of a conservation area and is on grade 3 agricultural land. Overall the site is considered to have an average sustainability.
HIGH017	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service and to one of the five recreation facilities. The site scores negatively for access to a primary school as this is considered to be more than 10 minutes' walk away. The site sits within the buffer zone of conservation area, within 500 meters of ancient woodland and within grade 3 agricultural land. Overall it is considered the site's location is poorly sustainable.

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**Ludlow Place Plan:**

**Ludlow (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
LUD001	In Stage 2a the site scored well for proximity to bus stops and for proximity to amenity green space and children's play area. It scored negatively due to its proximity to primary school, and remaining amenities. It also scored negatively for being partly located on Flood Zone 3 and for containing higher quality agricultural land. Overall, the site scores fair to poor in sustainability terms.
LUD002/015	Stage 2a scores the site positively in terms of proximity to bus stops, amenity open space and children's play area and for including an area with previous industrial or potentially contaminative use, and being within the lowest flood risk zone. It scores negatively in terms of being within the buffer of the conservation area and River Teme SSSI, for containing higher quality agricultural land, and on proximity to Primary School and remaining open space amenities. Overall, the site scores fairly in sustainability terms.
LUD004/013	Stage 2a scored the site positively on proximity to bus stops, primary school and open space but with proximity dependent on access via new bridge. It scored negatively by being within the buffers of a designated habitat, Scheduled Ancient Monument, conservation area and an existing waste management operation and for a small proportion of the site being within Flood Zone 3. Overall, the site scores poorly in sustainability terms.
LUD014	Stage 2a scored the site positively for proximity to bus stops and children's play area (although via A49 crossing) and it scored negatively on proximity to primary school, local park/garden, area of natural/semi-natural open space, amenity green space and young people's recreational facility, and for containing higher quality agricultural land. All the other indicators are neutral. Overall, the site is considered to be fair in sustainability terms.
LUD017	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.
LUD019	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.
LUD022	It scores positively in Stage 2a in terms of proximity to bus stops, primary school, local park/garden, area of natural/semi-natural open space, amenity green space and children's play area. It scored negatively due to being in the buffer zone for the SSSI, scheduled ancient monument, and conservation area young people's recreational facility. Overall, the sustainability is considered to be fair.
LUD029	Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space, due to it being within the buffer of a

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<b>Site Ref</b>	<b>SA Summary</b>
LUD030/09	designated site and the conservation area, and for containing higher quality agricultural land. Overall, it scores poorly in terms of sustainability. Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space, and due to it being within the buffer of a designated site and for containing higher quality agricultural land. Overall, it scores fairly to poorly in terms of sustainability.
LUD032	Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space and for being an existing sports facility, and due to it being within the buffer of a designated site and for containing higher quality agricultural land and TPO. Overall, it scores poorly in terms of sustainability.
LUD033	Stage 2a scores the site positively for proximity to bus stops, amenity greenspace and play area, low landscape value and for being in Flood Zone 1. It scores negatively on proximity to primary schools, local park/garden, natural/semi-natural open space and young people's recreational facility and partly being with the buffer of conservation area, historic landfill site. Overall, sustainability is considered to be fair.
LUD034	Stage 2a scores the site positively for proximity to a bus route and for being within Flood Zone 1. It scores negatively on proximity to a primary school and all areas of open space, for being within the buffer of a County Wildlife Site, and for containing higher quality agricultural land. Overall, for housing development, the sustainability of the site is considered to be poor.
LUD036	In Stage 2a the site scores well on proximity to bus stop, primary school (north west) and open space typologies but this is based on proximity not accessibility with the A49 providing a barrier to movement unless accessed via crossings at roundabouts located north of south of the site. It scores negatively on proximity to local park/garden, for containing higher quality agricultural land, and for being within the buffer of a current waste management operation. Overall, the site is considered to be poor in sustainability terms.
LUD037	In Stage 2a the site scores positively for proximity to bus stops, amenity green space and children's play area and for being urban in character. It scored negatively for proximity to local park/garden, areas of natural/semi-natural open space and a young people's recreational facility, for being within the buffer zone of the conservation area and River Teme SSSI, for including land with Flood Zone 3 and for being within the buffer zone of a historic landfill site. Overall, the sustainability of the site is considered fair to poor.



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**Ludlow (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
<b>ELR058</b>	Stage 2a scores the site positively for proximity to bus stops and children's play area (although via A49 crossing) and it scored negatively on proximity to primary school, local park/garden, area of natural/semi-natural open space, amenity green space and young people's recreational facility, and for containing higher quality agricultural land. All the other are neutral. Overall, the site is considered to be fair in sustainability
<b>ELR059</b>	This site is situated east of the Ludlow Eco Park, comprising agricultural field sloping from south to north. Stage 2a scores the site positively for proximity to a bus route and for being within Flood Zone 1. It scores negatively on proximity to a primary school and all areas of open space, for being within the buffer of a County Wildlife Site, and for containing higher quality agricultural land. Overall for housing development the sustainability of the site is considered to be poor.
<b>ELR060</b>	This site is located north of the Eco Park. In Stage 2a the site scores well on proximity to bus stop, primary school (north west) and open space typologies but this is based on proximity not accessibility with the A49 providing a barrier to movement across the A49 unless accessed via crossings at roundabouts north of south. It scores negatively on proximity to local park/garden, for containing higher quality agricultural land, and for being within the buffer of a current waste management operation.
<b>ELR061</b>	Stage 2a scores the site positively in terms of proximity to bus stops, amenity open space and children's play area and for including an area with previous industrial or potentially contaminative use, and being with lowest flood risk zone. It scores negatively in terms of being within the buffer of the conservation and River Teme SSSI, for containing higher quality agricultural land, and on proximity to Primary School, local park/garden, area of natural/semi-natural open space and young people's recreational facility. Overall the site scores fairly.
<b>ELR062</b>	This site is situated north east of Ludlow, east of the A49 and south of Rocks Green. Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.
<b>ELR063</b>	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability of the site is considered to be fair.

**Onibury:**

<b>Site Ref</b>	<b>SA Summary</b>
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Site Ref	SA Summary
ONBY001	The Stage 2a assessment scored the site positively for proximity to bus stop and primary school (although crossing of the A49 is required), its low landscape sensitivity and for being within Flood Zone 1. It scored negatively for being within the buffer of Stokesay registered park and the conservation area. As with other sites in Onibury the site scored negatively for proximity to all open space amenities and for containing higher quality agricultural land. Overall, the site is considered to be fair in sustainability terms
ONBY003	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the conservation area (the eastern edge of the site) and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.
ONBY004	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the conservation area (the eastern edge of the site) and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.
ONBY006	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the 300m buffer of the conservation area and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.

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**Market Drayton Place Plan:**

**Market Drayton (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
MD002	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport, primary school and the other 3 key amenities and facilities and on agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD003	The Stage 2a assessment (sustainability appraisal) scores negatively for access to public transport and primary school. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. A small part of the site is within Flood Zone 3 and also part is within Zone 2. A dismantled railway passes north south through the site. Overall, the site is judged to score poorly in the sustainability appraisal
MD005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and landscape. None of the site is within flood zones 2 or 3. Whilst the majority of the site is within 480 minutes or 10 minutes' walk from amenity green space, there would be a need to cross the A53 to access it. The western end of the site is within 300m of the Shropshire Union Canal Conservation Area. It scores negatively on access to a primary school and the other 4 key amenities and facilities and on agricultural land quality which has been assessed as grade 3. A small part of the eastern end of the site is within 250m of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD006	The Stage 2a assessment (sustainability appraisal) scores the site positively for, amenity green space and children's play area and for flood risk, as none of the site is within flood zones 2 and 3. The site receives a negative score for access to public transport, primary school, the other 3 key amenities and facilities and agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD008	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and on flood risk. It scores negatively on access to a primary school, all 5 key amenities and facilities, its location within the buffer zone of a wildlife site and on agricultural land quality which is assessed as Grade 2. The site is however, separated from any wider areas of agriculture by the bypass and its agricultural value may be limited by this. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, town park, amenity green space and children's play area and for flood risk. The southern part of the site is within 480 minutes or 10 minutes' walk from a primary school. It also scores positive for the potential to reuse previous industrial or contaminated land. There are no known conservation, landscape character, and air quality or tree preservation issues. It scores negatively on agricultural land quality as the agricultural part of the site has been assessed as grade 2 quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good

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<b>Site Ref</b>	<b>SA Summary</b>
MD028	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to town park, amenity green space and children's play area, flood risk and potential to reuse previous industrial or contaminated land. There are no known conservation, landscape character, and air quality or tree preservation issues. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away and on agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good
MD030	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and to amenity green space and a children's play area. There are no known conservation, landscape character, and air quality or tree preservation issues. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away, access to the other 3 key amenities and facilities and on agricultural land quality (grade 2). There is a watercourse crossing the site and the area around this lies within flood zones 2 or 3. Further assessment/ modelling will be required to assess the extent of flooding which may occur. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD031/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and on landscape. It scores negatively on access to a primary school, children's play area and recreational facility and on flood risk. The majority of the site is within 300m of a conservation area and all within 300m of the Pell Wall Registered Park. It also falls within the buffer zone of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD032/09	The Stage 2a assessment (sustainability appraisal) shows that part of the site is within 480 minutes or 10 minutes' walk from a bus route, there is a need to cross the A53 bypass to access it. The same issue applies to access to amenity green space and children's play area, where technically part of the site is within 10 minutes' walk, but the presence of the bypass would be likely to deter this. The site scores negatively on access to primary school, flood risk and agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD034/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area and recreation facility, and for flood risk. It scores negatively on access to a primary school and there is a TPO on a tree to the east of the site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD035/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, children's play area and recreational facility, flood risk and potential to reuse previous industrial or contaminated land. It scores negatively on access to a primary school. The southern part of the site is within 250m of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD036/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and amenity green space and on landscape. It scores negatively on access to a primary school, children's play area and recreational facility and on flood risk. The site is within 300m of a conservation area and Pell Wall Registered Park. It also falls within the buffer zone of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.



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MD039	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3 and that part of the site is a former railway. The site scores negatively on access to public transport, primary school and on amenity green space, children's play area and recreation area and on agricultural land quality which has been assessed as grade 3. Overall the sustainability appraisal assesses the site as poor and therefore, it is not considered suitable for residential development.
MD040	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and the south eastern end is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The boundary of the site is a former railway and the site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality which has been assessed as grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD041	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and part of the site is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality, approximately 25% in the north east has been assessed as grade 2 and the remainder grade 3. The site is within the buffer zone of the Shropshire Union Canal Conservation area and there may be setting issues associated with development of the site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
MD042	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport, primary school and the other 3 key amenities and facilities and on agricultural land quality which has been assessed as grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD043	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, area of natural and semi natural open space, children's play area and recreation facility and for flood risk, as it is not within Flood Zones 2 or 3. It scores negatively on access to a primary school and is within the buffer zone of a former landfill site. There is a group TPO immediately to the east. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD044	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, area of natural and semi natural open space, children's play area and recreation facility, landscape, for flood risk, as it is not within Flood Zones 2 or 3 and for potential to reuse previous industrial or contaminated land. It scores negatively on access to a primary school and is within the buffer zone of a former landfill site. There is a group TPO immediately to the east. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
MD045	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and to amenity green space and a children's play area. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes'

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<b>Site Ref</b>	<b>SA Summary</b>
	walk away. There is a watercourse crossing the site and the area around this lies within flood zones 2 or 3. Further assessment/modelling will be required to assess the extent of flooding which may occur. Trees and hedgerows will be a minor constraint. There will also be a need for wildlife surveys prior to development. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MID046	The Stage 2a assessment (sustainability appraisal) scores the site positively landscape and flood risk. Only the eastern part of the site is within 10 minutes' walk of a regular public transport stop. It scores negatively on access to a primary school and on access to amenity green space, play area and recreation facilities. It is also within 250m of a County Wildlife Site. The agricultural land quality is Grade 2. Overall the site scores poorly in the sustainability appraisal.

**Market Drayton (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR023	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3 and that part of the site is a former railway. The site scores negatively on access to public transport, primary school and on amenity green space, children's play area and recreation area and on agricultural land quality which has been assessed as grade 3. Overall the sustainability appraisal assesses the site as poor for residential development.
ELR024	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and the south eastern end is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The boundary of the site is a former railway and the site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality which has been assessed as grade 3. Overall the sustainability of the site is judged to be fair.
ELR025	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport and primary school and on agricultural land quality which has been assessed as grade 3. Overall the sustainability of the site is judged to be fair.
ELR026	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and on flood risk. It scores negatively on access to a primary school, any areas of open space or recreation and on agricultural land quality which is assessed as Grade 2. The site is however, separated from any wider areas of agriculture by the bypass and its agricultural value may be limited by this. Overall the sustainability of the site is judged to be poor.

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**Cheswardine:**

<b>Site Ref</b>	<b>SA Summary</b>
CHES001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scored negatively for access to the other two key amenities and facilities, its location within 300m of the conservation area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of this site is judged to be good.
CHES002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It is within 300m of the conservation area. It scores negatively on access to a primary school and agricultural land quality which is Grade 2. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
CHES004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities, being within the Conservation area, so the impact of development on the character of the Conservation Area would need to be considered and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
CHES005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, landscape sensitivity and flood risk. Most of the site is within 480 m or 10 minutes' walk of the primary school, the children's play area and recreation area. It scores negatively for access to other two key amenities and facilities and agricultural land quality which is Grade 3. It is within 300m of the conservation area and the scheduled ancient monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
CHES006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and agricultural land quality, the south western half is assessed as Grade 2 and the rest Grade 3. It is also within 300m of the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
CHES009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreational facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and agricultural land quality which is Grade 3. It is within 300m of the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
CHES010/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and is within 300m of the conservation area and the scheduled ancient



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<b>Site Ref</b>	<b>SA Summary</b>
	monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
CHES012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, landscape sensitivity and flood risk. It scores negatively on access to a children's play area and young people's recreation facility. It is within 300m of the scheduled ancient monument and the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor

**Hinstock:**

<b>Site Ref</b>	<b>SA Summary</b>
HIN001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It has been assessed as falling within the Grade 4 agricultural land quality. It scores negatively on landscape sensitivity. The overall sustainability of this site is judged to be good
HIN002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It has been assessed as falling within the Grade 3 agricultural land quality although the land does not appear to be in agricultural use. The overall sustainability of this site is judged to be good.
HIN003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area, semi-natural open space and flood risk. Approximately 10% site is within 10 minutes' walk of the primary school. It scores negatively on landscape sensitivity and on its use as allotments. The overall sustainability of this site is judged to be fair
HIN004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk as none of the site falls within Flood Zones 2 or 3. Approximately 25% at the western end of the site is within 10 minutes' walk of the primary school. It scores negatively on access to amenity green space; children's play area and other recreation facilities. The agricultural part of the site is Grade 3 quality. The overall sustainability of this site is judged to be fair
HIN005/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi natural open space, and flood risk. It scores negatively on landscape sensitivity. The overall sustainability of this site is judged to be good.
HIN007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, landscape sensitivity and flood risk. The majority of the site falls within the Grade 4 agricultural land quality, although the southern tip is Grade 3. The school playing field covers the north western part of the site. The overall sustainability of this site is judged to be good.
HIN009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school,

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<b>Site Ref</b>	<b>SA Summary</b>
HIN010	amenity green space, children's play area, semi-natural open space, and flood risk. It scores negatively for agricultural land quality having been assessed as Grade 3 agricultural land quality. The overall sustainability of this site is judged to be good. The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk. Most of the site is within 480m (10 minutes' walk) from the children's play area and area of semi-natural open space, but for the village school and public transport services only the southern quarter of the site. However, there is currently no footway from this site towards the village. The site scores negatively on landscape quality. Agricultural land quality is Grade 4. The overall sustainability of this site is judged to be fair
HIN014/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. Only the northern end is within 480m (10 minutes' walk) from the primary school and none of the site is within that distance of amenity green space, recreation facilities or children's play area. Agricultural land quality is Grade 3. The overall sustainability of this site is judged to be fair
HIN015/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. The site scores negatively on access to the primary school, amenity green space, recreation facilities or children's play area. Agricultural land quality is Grade 3. The overall sustainability of this site is judged to be fair

**Hodnet:**

<b>Site Ref</b>	<b>SA Summary</b>
HOD001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to green space, children's play and young people's recreational facilities, landscape sensitivity and flood risk. It also scores positively for potential reuse of previous industrial or contaminated land. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk, the other 2 key amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good
HOD002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to amenity space, including children's play area and recreation area, and the primary school as it is more than 480 metres or 10 minutes' walk. It is also within a former landfill site. The site is also within the Hodnet conservation area and within 300m of the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
HOD003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as it is more than 480 metres or 10 minutes' walk. The southern part of the site only is within 10 minutes' walk of amenity space, including children's play area and recreation area. The site adjoins the Hodnet conservation area and the assessment shows that part of the site is close to the Scheduled Ancient Monument at Castle Hill and part close to a former landfill site. The site scores negatively on agricultural land quality as it is assessed as being the best and most versatile land. The majority of the site is Grade 3 quality, with approximately 15% to the north being grade 2 quality. The site is neutral for all other sustainability appraisal objectives. The

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<b>Site Ref</b>	<b>SA Summary</b>
HOD006	<p>overall sustainability of the site is judged to be poor</p> <p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the southern boundary is further than 480 metres or 10 minutes' walk. The southern third of the site only is within 10 minutes' walk of amenity space, including children's play area and recreation area. The site is within the Hodnet Conservation Area and close to the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.</p>
HOD007	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, children's play area and recreational facility, and for landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the southern boundary is further than 480 metres or 10 minutes' walk. The site is within the Hodnet Conservation Area and close to the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.</p>
HOD009	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the south west edge is further than 480 metres or 10 minutes' walk. The site is within walking distance of a children's play area and recreation area and the southern half other amenity space. The site is within the Hodnet Conservation Area and close to a scheduled ancient monument and a former landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor</p>
HOD010	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. The southern half of the site scores positively for access to the primary school as it is within 480 metres or 10 minutes' walk. The site is also within walking distance of amenity space, the children's play area and recreation area. The site adjoins Hodnet Conservation Area and is close to a scheduled ancient monument. It scores negatively on agricultural land quality as approximately the southern third is grade 2 quality and the rest grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor</p>
HOD011	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as it is further than 480 metres or 10 minutes' walk. The site is within 10 minutes' walk of the children's play area and recreation area. It is within the Hodnet Conservation Area and close to a scheduled ancient monument and a former landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor</p>
HOD012/10	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to open space, landscape sensitivity, flood risk and part of the site is a disused railway line. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair</p>

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<b>Site Ref</b>	<b>SA Summary</b>
HOD013/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to open space, landscape sensitivity, flood risk and part of the site is a disused railway line. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair

**Minsterley and Pontesbury Place Plan**

**Minsterley:**

<b>Site Ref</b>	<b>SA Summary</b>
MIN0002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, a children's play area and flood risk. It is negative for access to the other three amenities and facilities, agricultural land quality and proximity to a former landfill site. However there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
MIN005/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
MIN007/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a local park or garden and an area of natural and semi-natural green space, proximity to Minsterley Meadows SSSI, agricultural land quality and proximity to a former landfill site. However there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities. All other sustainability objectives are neutral. On the basis that impacts on the SSSI can be mitigated, t on the he overall sustainability of the site is thus judged to be fair
MIN014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a local park or garden, an area of natural and semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. The assessment also shows (negatively) that the site contains a children's play area and a young person's recreational facility as well as having three group Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
MIN015	The Stage 2a assessment (sustainability appraisal) is positive(across all or the majority of the site ) for access to bus transport, the primary school and two out of the five facilities and amenities. The majority of the site is not accessible to a young person's recreational facility & it is negative for access to a local park or garden and an area of natural or semi-



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<b>Site Ref</b>	<b>SA Summary</b>
MIN016	<p>natural green space, proximity to Minsterley Meadows SSSI and an historic landfill site, flood risk and agricultural land quality. Flood risk and SSSI buffer however only affect a small part of the site &amp; all greenfield sites in the settlement are at least Grade 3 in terms of agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to vary between poor &amp; fair.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school and the other four amenities and facilities and agricultural land quality. (Although it should be noted that there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities ) All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor, particularly in the northern reaches.</p>
MIN017	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five amenities and facilities and flood risk. It is negative for access to the primary school, a local park or garden, young person's recreational facility and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
MIN0018	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area. It is negative for access to the primary school, the other three amenities and facilities, proximity to Minsterley Meadows SSSI, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p>
MON0020	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
MIN0021	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to Minsterley Meadows SSSI and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
MIN0023	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, flood risk and previous land use. It is negative for access to the primary school, a local park or garden and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. The assessment also shows that the site is within 300m of Callow Hill Camp Scheduled Ancient Monument. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
MIN0024	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, a children's play area and flood risk. Although It is negative for access to the other three amenities and</p>

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<b>Site Ref</b>	<b>SA Summary</b>
	facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0028	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school, other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Minsterley (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR001	<p>This greenfield site is detached from any settlement and is not closely associated with any residential development. Therefore it is not an appropriate site to accommodate housing. The site is being promoted for industrial use and would form a logical extension to the existing industrial estate.</p> <p>There are potential watercourse flooding issues that would need further investigation and medium risk of groundwater flooding to be taken into account. The site is not accessible to any facilities.</p> <p>Other Stage 2a assessment negative scores reflect agricultural land grade. The site generally does not score positively and consequently, the overall sustainability of the site for housing is judged to be poor. The site is however, well related to the existing industrial estate therefore specific requirements for extension of existing authorised businesses would need to be considered on their merits, including the constraint of significant issues with the existing access road off the A488. Sites better located in relation to the settlements of Minsterley and Pontesbury would be preferred, particularly where they are brownfield.</p> <p>The site is positive for flood risk and previous land use. The site scores negatively for access to public transport, access to primary school and all five key amenities. The site is classed as Grade 3 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.</p>

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Pontesbury:

Site Ref	SA Summary
PBY001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY002/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. The assessment also shows that there are Tree Preservation Orders within the site. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. Parts of the site (to differing proportions) are positive for access to the primary school, an amenity green space and, a children's play area. It is negative for access to the other three amenities and facilities, proximity to a Scheduled Ancient Monument (Part of site only) and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral and the site is accessible to a range of facilities not incorporated within the sustainability appraisal. The overall sustainability of the site is thus judged to be fair.
PBY009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and previous land use. It is actually on the site of the recreational area and if developed would require the loss of this facility. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. The assessment also shows that the site contains several Tree Preservation Orders. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.



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PBY017	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, flood risk and previous land use. Most of the site is not accessible to an amenity green space It is also negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (SAM) and agricultural land quality. Only a small portion of the site to the S.E of the site is within the 300m buffer zone of the SAM, however the assessment also shows (negatively) that the site comprises an outdoor sports facility. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor</p>
PBY018/R	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and previous land use. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. Flood risk is limited to the northern boundary. The stage 2a assessment does not consider the relationship to other facilities such as the nursery, doctors, dentist's shops etc. and the site is well placed to access these. The assessment also shows that the site contains several Tree Preservation Orders which would need to be taken into account in the design of any development. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PBY019	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. (The assessment also shows that the larger site contains trees some with Tree Preservation Orders). All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PBY023	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PBY024	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to a Scheduled Ancient Monument ( 50% of the site is in buffer zone for Ringwork &amp; Tower Keep )and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PBY025	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability</p>

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<b>Site Ref</b>	<b>SA Summary</b>
	criteria are neutral and the site is accessible to a range of other facilities not incorporated within the sustainability appraisal. The overall sustainability of the site is thus judged to be fair.
PBY028/R	The Stage 2a assessment (sustainability appraisal) is only positive for access to bus transport, and flood risk. It is negative for access to the primary school, the other five amenities and facilities and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY029/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and previous land use. It is negative for access to the primary school, the other three amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders, and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. Only a very small part of the site is affected by watercourse flood risk. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor to fair.
PBY030	The Stage 2a assessment (sustainability appraisal) is positive for flood risk & access to bus transport, but only partially so for ease of access to the primary school, an amenity green space, a children's play area. It is negative for access to the other three amenities and facilities, proximity to two Scheduled Ancient Monuments (partially within buffers), and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and previous land use. It is negative for access to the other four amenities and facilities, and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY032	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and previous land use. It is negative for access to the other four amenities and facilities and agricultural land quality. The assessment also shows (negatively) that part of the site comprises an outdoor sports facility. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY033	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an amenity green space and flood risk. It is negative for access to the other five amenities and facilities, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY034	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (although this is limited to the northern tip of the site), Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY0035/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, flood risk (although additional appraisal is required) and previous land use. It is negative for access to the primary school, the

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PB036/09	<p>other four amenities and facilities, Tree Preservation Orders and agricultural land quality. However, there is no provision in the village for 3 of the identified amenities : local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these .All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be between poor and fair.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for partial access to bus transport, an amenity green space, a children's play area and flood risk. Access to amenity green space from the site is particularly limited &amp; that to the children's play area is from around 1/2 of the site. It is negative for access to the other three amenities and facilities and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor but improves at the southern part of the site.</p>
PB037/10	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PB038	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, and flood risk. It is negative for access to the primary school, the other five amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.</p>

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**Oswestry Place Plan:**

**Oswestry (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
OSW002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment) and flood risk. The assessment is negative for access to the primary school, a local park or garden, a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, landscape sensitivity which is low based on the Shropshire Landscape Character Assessment), flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to a local park or garden, a young person's recreational facility and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a small area of previously filled ground (probably an old pond). The assessment is negative for access to a local park or garden and a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW013	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school and the other 4 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
OSW019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, all five amenities and facilities and flood risk. It is negative for access to a primary school and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.
OSW020	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an area of natural and semi-natural open space, an amenity green space and a children's play area as well as being positive for landscape sensitivity (which is low) and flood risk. The assessment is negative for access to a local park or garden and a young person's recreational facility and proximity to a Scheduled Ancient Monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.
OSW021	The Stage 2a assessment (sustainability appraisal) is positive for access to; bus transport; the primary school; a local park or garden; an area of natural and semi-natural open space; an area of green space and a children's play area as well as being positive for landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment), flood risk and development would offer the potential to remediate small area of filled ground (probably a pond or marsh).



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<b>Site Ref</b>	<b>SA Summary</b>
OSW022	<p>The assessment is negative for access to a young person's recreational facility, agricultural land quality and the site is within 300m of Oswestry Hill Fort Scheduled Ancient Monument and also of a Registered Park or Garden. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to an area of natural and semi-natural open space and a young person's recreational facility, proximity to a Conservation Area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW023	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space and an amenity green space as well as flood risk. The assessment is negative for access to the primary school and the other 3 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW024	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to both bus transport and an amenity green space, as well as flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to a primary school, the other 4 amenities and facilities and agricultural land use. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor for housing (where access to existing facilities is important) but fair for employment.</p>
OSW025	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the other 3 amenities and facilities and proximity to both a Scheduled Ancient Monument and a Waste Transfer Station. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW027	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space and an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to a primary school, the other 3 amenities and facilities and proximity to a former gasworks. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW029	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and a children's play area and flood risk. It is negative for access to the other 3 amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.</p>
OSW030	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW032	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-</p>

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<b>Site Ref</b>	<b>SA Summary</b>
OSW033	<p>natural open space, an amenity green space, landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment) and flood risk. The assessment is negative for access to the primary school and the other 3 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW034, 035, 045	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, all five amenities and facilities, flood risk and development would offer the opportunity to remediate a small area of filled ground (probably on old pond or marsh) within the site. The assessment is negative for proximity to two Conservation Areas and neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.</p> <p>The Stage 2a assessment (sustainability appraisal) of the more northerly sites (OSW045 and OSW034) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and proximity to a former gasworks. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW042	<p>The Stage 2a assessment (sustainability appraisal) for the more southerly site (OSW035) is positive for access to bus transport, an amenity green space and flood risk. The assessment is negative for access to the primary school, the other 4 amenities and facilities and proximity to both a Conservation Area and a previous landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, flood risk and development offers the opportunity to remediate the previous railway related uses of the land. It is negative for access to a local park or garden, proximity to both a Scheduled Ancient Monument (Wat's Dyke) and Shelf Bank Local Nature Reserve and there are two trees covered by Tree Preservation Orders on the site boundary. The assessment is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW046	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and proximity to Wat's Dyke Scheduled Ancient Monument as well as a previous landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.</p>
OSW053	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school; an amenity green space and a children's play area, flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to the other 3 facilities and amenities and agricultural land quality. It also shows that part of the site is occupied by playing fields. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.</p>
OSW063	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an</p>

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<b>Site Ref</b>	<b>SA Summary</b>
	area of natural or semi-natural open space, a children’s play area, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a previous industrial use. The assessment is negative for access to the primary school, the other 3 amenities and facilities, proximity to a Conservation Area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

**Oswestry (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR041	The Stage 2B Assessment for Site ELR041 has not been included because this site has already been assessed as part of the development of site OSW004 for mixed use; The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a small area of previously filled ground (probably an old pond). The assessment is negative for access to a local park or garden and a young person’s recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
ELR042	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR043	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR044	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR046	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high flood risk on most of the site and for potential impacts on high quality agricultural land. The site is within the buffer zone for the Wats Dyke SAM and an operational waste management site. The site scores positively for access to bus services and low landscape sensitivity. Overall sustainability of the site is judged to be poor.
ELR047	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR065	The Stage 2B Assessment for Site ELR065 has not been included because this site has already been assessed as part of the development of the Oswestry SUE;

**Gobowen:**

<b>Site Ref</b>	<b>SA Summary</b>
GOB001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space and potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space and for low flood risk. Overall sustainability of the site is therefore judged to be fair.
GOB003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, for potential impacts on Wat’s Dyke, high flood risk and for potential loss of high quality agricultural land. The site is within buffer of a previous landfill site. The site scores positively for access to a bus route and



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<b>Site Ref</b>	<b>SA Summary</b>
	Primary School and for access to most types of open space. Development may provide the opportunity address issues from a previous land use. Overall sustainability of the site is judged to be poor.
GOB004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space, for potential impacts on a Scheduled Ancient Monument, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and amenity open space. Overall sustainability of the site is judged to be poor.
GOB008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site is just within 300m of a Scheduled Ancient Monument. A small part of the site suffers from high flood risk and may result in the potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. Overall sustainability of the site is judged to be fair.
GOB010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to a bus route and some types of open space. The site is not well related to village centre unless land to the NE of Whittington Road unless adjacent land (GOB001, GOB019 & GOB020) also developed. Overall sustainability of the site is judged to be poor.
GOB011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site is just within 300m of a Scheduled Ancient Monument. The site suffers from high flood risk and may result in the potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. Overall sustainability of the site is judged to be poor.
GOB012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to bus routes and Primary Schools, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
GOB013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to a Schedules Ancient Monument, potential impacts on protected trees and high flood risk. The site is within buffer for current and previous landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space. Overall sustainability of the site is judged to be poor.
GOB015	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and low flood risk. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB016	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB017	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some

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<b>Site Ref</b>	<b>SA Summary</b>
	types of open space, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB019	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, potential impacts on protected trees, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and access to most types of open space. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB020	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to a bus route, access to some types of open space and low flood risk. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB022	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential loss of high quality agricultural land. The site is partly located on a previous landfill site (south west corner) and within 250m of a current and historic landfill site. The site scores positively for access to a bus route, Primary Schools and some types of open space and for low flood risk. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB023	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential impacts on Wat's Dyke and potential loss of high quality agricultural land. The site scores positively for access to a bus route, Primary Schools and some types of open space. Overall sustainability of the site is judged to be fair.
GOB024	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Wat's Dyke and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for brownfield redevelopment potential. Overall sustainability of the site is judged to be fair.

**Knockin:**

<b>Site Ref</b>	<b>SA Summary</b>
KK001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
KK002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site is within the buffer zone of an historic landfill site.

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<b>Site Ref</b>	<b>SA Summary</b>
	The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair
KK003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Whilst the site is well related to the village, overall sustainability of the site is judged to be poor.
KK004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Overall sustainability of the site is judged to be poor.
KK006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Overall sustainability of the site is judged to be poor.
KK009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be poor.

**Llanymynech and Pant:**

<b>Site Ref</b>	<b>SA Summary</b>
LLAN001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area and a Special Area of Conservation. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Development of the site would re-use brownfield land. Overall sustainability of the site is judged to be poor.
LLAN004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
LLAN008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the

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<b>Site Ref</b>	<b>SA Summary</b>
	Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be fair.
LLAN009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
PAN006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and all types of open space. Development of the site could generate adverse impacts on nearby wildlife designations and high quality agricultural land. The site may have been affected by historical quarrying activity. The site scores positively for access to a bus route, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, all types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools, bus routes and some types of open space. Overall sustainability of the site is judged to be poor.
PAN009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools, bus routes, some types of open space and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and all types of open space. Development of the site could generate adverse impacts on nearby wildlife designations and high quality agricultural land. The site scores positively for access to a bus route, for low landscape sensitivity and for low flood risk. There may be an opportunity address issues arising from previous use of the land. Overall sustainability of the site is judged to be poor.
PAN011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential adverse impacts on a nearby Scheduled Ancient Monument, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools and bus routes,



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<b>Site Ref</b>	<b>SA Summary</b>
	for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, all types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN014	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, most types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route, a single type of open space and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN015	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area and wildlife designations. The site scores positively for access to a bus route, a single type of open space and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN016a/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to bus routes, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.

**Park Hall:**

<b>Site Ref</b>	<b>SA Summary</b>
PARK001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and previous industrial or potentially contaminative use. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and

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<b>Site Ref</b>	<b>SA Summary</b>
	previous industrial or potentially contaminative use. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
PARK005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 2 out of the five key amenities and facilities nearby. It is negative for access to a primary school, 3 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
PARK009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 2 out of the five key amenities and facilities nearby. It is negative for access to a primary school, 3 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Selattyn:**

<b>Site Ref</b>	<b>SA Summary</b>
SELA001	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
SELA002	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
SELA004	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
SELA005	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**St Martins:**

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<b>Site Ref</b>	<b>SA Summary</b>
STM003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other three amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low), flood risk and previous land use. It is negative for access to the primary school, an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities, proximity to both an area of Ancient Woodland and an historic landfill site (Mount Bradford Farm), and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM013	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, all five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. It is negative for access to the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.



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<b>Site Ref</b>	<b>SA Summary</b>
STM018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi natural open space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM020	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, all five amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM022	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space, a young peoples' recreational facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space, a young peoples' recreational facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access an area of natural or semi natural open space and agricultural land quality. The assessment also shows (negatively) that the site comprises an outdoor sports facility. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM026	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

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<b>Site Ref</b>	<b>SA Summary</b>
STM027	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, all five amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM029	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space, landscape sensitivity (which is low), flood risk and previous land use. It is negative for access to the primary school, the other four amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM030	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM033/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low), flood risk and previous land use. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM034/11	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Whittington:**

<b>Site Ref</b>	<b>SA Summary</b>
WGN001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity

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<b>Site Ref</b>	<b>SA Summary</b>
	to a Scheduled Ancient Monument (Whittington Castle) and agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use. It is negative for access to the primary school, a young people's recreational facility, proximity to Conservation Area and for agricultural land quality. The assessment also shows that the site lies within 250 of a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility and agricultural land quality and shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows that the site is within 250m of a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be Poor.
WGN016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities, flood risk and previous land use (a former railway line). It is negative for access to the primary school, a local park or garden, a young people's recreational facility, proximity to the Conservation Area and agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility and proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
WGN018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

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<b>Site Ref</b>	<b>SA Summary</b>
WGN019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN021 and 025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, flood risk and previous land use (a small area of filled ground). It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN026	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and a former landfill site as well as agricultural land quality. The assessment also shows that the site is partly in the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN028	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities and flood risk. It is negative for access to the primary school, both a young people's recreational facility and a children's play area, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN033	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN034	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and to a local park or garden as well as flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural



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Site Ref	SA Summary
WGN036	<p>land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (disused railway). It is negative for access to the primary school, a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and for agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
WGN037	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (former railway). It is negative for access to the primary school, a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and for agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
WGN039/10	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (a small area of filled ground). It is negative for access to the primary school, a young people's recreational facility, agricultural land quality and proximity to an historic landfill site. The assessment also shows (negatively) that the site is within the following: the grounds of the castle (a Scheduled Ancient Monument); an amenity green space; an area of natural or semi-natural open space and the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p>

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**Shifnal Place Plan:**

**Shifnal (Housing):**

<b>Site ref</b>	<b>SA Summary</b>
SHI001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, together with potential impact on the Conservation Area and agricultural land quality. The site scores positively for access to a bus route and some types of Open Space. The site is within the current Development Boundary. Overall sustainability of the site is therefore judged to be fair.
SHI002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and open space, together with potential impact on the protected trees and agricultural land quality. The site scores positively for access to the Primary School, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impact on the protected trees and agricultural land quality. The site scores positively for access to bus routes, low landscape sensitivity and flood risk. The site is partly within the Development boundary, and is Safeguarded land within Green Belt. The site is considered to relate better to town centre services and facilities, including the railway station than some alternative sites. Overall sustainability of the site is judged to be fair.
SHI005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impact on the Conservation Area and agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to Primary Schools, bus routes and some types of open space and for low landscape sensitivity. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI017/A	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on nearby Ancient Woodland at Aston Coppice and agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI/018	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

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<b>Site ref</b>	<b>SA Summary</b>
SHI028/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for access to Primary Schools, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI031	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is within 250m of an existing waste management operation. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site for housing is judged to be poor.

**Shifnal (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
<b>ELR020</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impact on the protected trees and agricultural land quality. The site scores positively for access to bus routes, low landscape sensitivity and flood risk. The site is partly adjacent to the Development boundary, and is Safeguarded land within Green Belt. The site is considered to relate better to town centre services and facilities, including the railway station than some alternative sites. Overall sustainability of the site is judged to be fair.
<b>ELR021</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on agricultural land quality. The site scores positively for access to bus routes and for low landscape sensitivity and flood risk. The site is within 250m of an existing waste management operation. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site for employment use is judged to be fair.
<b>ELR022</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be poor.



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**Shrewsbury Place Plan:**

**Shrewsbury (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
SHREW001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and three out of the five amenities and facilities. It is negative for access to the primary school, a children's play area and a young person's recreational facility, proximity to a Wildlife Site, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW002	The Stage 2a assessment (sustainability appraisal) for SHREW002 is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) flood risk and development offers the opportunity to remediate 3 areas of filled ground. The assessment is negative for access to a local park or garden, proximity to both a Wildlife Site and a former landfill site and negative for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW011	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities and landscape sensitivity (which is low). It is negative for access to the primary school, a local park or garden, a children's play area, proximity to both a Conservation Area and a Wildlife Site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to a primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and three out of the five amenities and facilities. Negative scores are recorded because the whole site is within an area of natural and semi-natural open space, are more than 480m from a local park or garden and a children's play area, is within 250 of a Wildlife Site, has Tree Preservation Orders and is on grade 2 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and development would offer the opportunity to remediate an area of filled ground within the site. The assessment is negative for access to a primary school and a local park or garden, proximity to; a Scheduled Ancient Monument; a Ramsar Site; a SSSI and a Wildlife Site, agricultural land quality and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW019	The Stage 2a assessment (sustainability appraisal) for SHREW019 is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, a local park or garden, a young people's recreational facility and proximity to a former landfill site. All the other

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<b>Site Ref</b>	<b>SA Summary</b>
SHREW021	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to a primary school and four out of the five key amenities and facilities. It is negative for access to a young person's recreational facility, proximity to; a Scheduled Ancient Monument; a Conservation Area; a Registered Park or Garden and a Wildlife Site, flood risk and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p>
SHREW022	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other three key facilities and amenities and proximity to a previous landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
SHREW023	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other three facilities and amenities and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
SHREW027	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, and development would offer the opportunity to remediate several areas of filled ground. The assessment is negative for access to a primary school; proximity to both a Wildlife Site and a Regionally Important Geological Site, agricultural land quality and the eastern part of the site contains an area of natural and semi-natural open space. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p>
SHREW028	<p>The Stage 2a assessment (sustainability appraisal) for SHREW028 is positive for access to bus transport, four out of the five key amenities and facilities and flood risk. The assessment is negative for access to a primary school and a local park or garden, proximity to a Wildlife Site, agricultural land quality and also shows that part of the site was used as a landfill site in the past. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p>
SHREW029	<p>The Stage 2a assessment (sustainability appraisal) for SHREW029 is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a local park or garden and a young person's recreational facility. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
SHREW030/R	<p>The Stage 2a assessment (sustainability appraisal) for SHREW030/R is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to the primary school, a local park or garden, a young person's recreational facility and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.</p>

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<b>Site Ref</b>	<b>SA Summary</b>
SHREW031/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space. It is negative for access to a primary school, the other four key amenities and facilities, Tree Preservation Orders, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW032/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and 4 out of the five key amenities and facilities. It is negative for access to a local park or garden, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW033/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and 4 out of the five key amenities and facilities. It is negative for access to local park or garden and proximity to both a Local Nature Reserve and a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW035	The Stage 2a assessment (sustainability appraisal) for SHREW035 is positive for access to bus transport, 2 out of the five key amenities and facilities nearby, low risk of flooding and the site has low landscape sensitivity. It is negative for access to a primary school, lack of access to 3 key amenities and facilities and the site is on Grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW036/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five key amenities and facilities and flood risk. It is negative for access to local park or garden, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW060	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five facilities and amenities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW076	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities and flood risk. It is negative for access to a primary school, a local park or garden, a children's play area, proximity to a Wildlife Site and agricultural land quality. The site also scores negatively because it is within a Conservation Area and some trees are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW077	The Stage 2a assessment (sustainability appraisal) for SHREW077 is positive for access to bus transport, 1 out of the five key amenities and facilities nearby and low risk of flooding. It is negative for access to a primary school, lack of access to 4 key amenities and facilities; The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair

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<b>Site Ref</b>	<b>SA Summary</b>
SHREW079	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities and landscape sensitivity (which is low). It is negative for access to a local park or garden and proximity to both a Conservation Area and a previous landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW083	The Stage 2a assessment (sustainability appraisal) for SHREW083 is positive for access to bus transport, 2 out of the five key amenities and facilities nearby, low risk of flooding and low landscape sensitivity. It is negative for access to 3 key amenities and facilities, access to a primary school and is within 250m of an historic landfill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
SHREW086	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space and flood risk. It is negative for access to a primary school, the other four key amenities and facilities, proximity to two Wildlife Sites and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW088	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space, an amenity green space, flood risk and development offers the opportunity to remediate previously filled ground. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and proximity to several former landfill sites. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW090/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities and landscape sensitivity (which is low). It is negative for access to a local park or garden, proximity to both a SSSI and a former landfill site as well as agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW092	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space and development offers the opportunity to remediate a former use. It is negative for access to the other four key amenities and facilities, flood risk, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW093	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and flood risk. It is negative for access to a primary school, all five of the key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW094	The Stage 2a assessment (sustainability appraisal) for SHREW094 is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, a local park or garden, a young people's recreational facility, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW095 and 115	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people's recreational facility. It is negative for access to the other three key amenities and facilities, flood risk,



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<b>Site Ref</b>	<b>SA Summary</b>
	agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW100	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden, a young people's recreational facility, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW105	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a young people's recreational facility, flood risk and development offers the opportunity to remediate a former use. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW106	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a young people's recreational facility and flood risk. It is negative for access to a primary school, the other four key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW107	The Stage 2a assessment (sustainability appraisal) for SHREW107 is positive for access to bus transport, four out of the five key amenities and facilities nearby. Landscape character varies throughout the site. Flood risk varies with a small western section of the site having low and high flood risk with no land contamination issues or habitat or geological designations. It is negative for access to the primary school, 2 key amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair.
SHREW108	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate former uses. It is negative for access to a local park or garden, proximity to a Ramsar site, a SSSI and a Wildlife Site, flood risk; agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW110	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility and agricultural land quality. The site also contains a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW111	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW112	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a

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Site Ref	SA Summary
SHREW113	<p>young people's recreational facility. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space. It is negative for access to the other four key amenities and facilities, proximity to a Wildlife Site, agricultural land quality and part of site is used as current waste management (recycling) facility and the site is also within 250m of a second current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.</p>
SHREW114 (incl. SHREW075)	<p>The Stage 2a assessment (sustainability appraisal) for SHREW114 is positive for access to bus transport, three out of the five key amenities and facilities nearby. Flood risk varies with a small northern section of the site having low and high flood risk. It is negative for access to the primary school, the site is located on an area of natural or semi natural space lacks 2 key amenities and facilities, within a 100m buffer of LNR and over half the site has Tree Preservation Orders. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.</p>
SHREW118	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to a Ramsar Site, a SSSI and a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.</p>
SHREW119	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, proximity to a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.</p>
SHREW120/R	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, landscape sensitivity (which is high), proximity to a Wildlife Site, flood risk and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.</p>
SHREW121/122	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, flood risk, proximity to a former landfill site and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.</p>
SHREW126	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility,</p>

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<b>Site Ref</b>	<b>SA Summary</b>
	proximity to both a Wildlife Site and a SSSI and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW127	The Stage 2a assessment (sustainability appraisal) for SHREW127 is positive for access to bus transport, three out of the five key amenities and facilities nearby. It is negative for access to the primary school, lacks 2 key amenities and facilities, on Grade 3 agricultural land and the western part of site is within a 250m buffer zone of a historic landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW128	The Stage 2a assessment (sustainability appraisal) for SHREW128 is positive for access to bus transport, low landscape sensitivity, low level of flood risk and 3 out of the five key amenities and facilities nearby. It is negative for access to 2 key amenities and facilities, access to a primary school, the site is in or within a buffer zone of a designated site or a regionally important geological site, the site has tree preservation orders upon it and the site is on grade 2 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
SHREW129	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden, a young people's recreational facility, proximity to; a Ramsar Site; a SSSI; an area of Ancient Woodland and a Wildlife Site, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW130	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an area of natural and semi-natural green space, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW138	The Stage 2a assessment (sustainability appraisal) is positive for access to public transport, access to a primary school, three out of five key amenities, landscape sensitivity and flood risk. The land was previously used for quarrying and an area previously used for industrial use. It scores negatively for being within an area of natural or semi-natural open space, two out of five key amenities and being on Grade 3 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW139	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space, an amenity green space, flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and proximity to both a current waste management facility (recycling) and a previous landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW141	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and a local park or garden. It is negative for access to a primary school, the other four key amenities and facilities, flood risk, agricultural land quality and



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<b>Site Ref</b>	<b>SA Summary</b>
	proximity to a current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW142	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden, an amenity green space and flood risk. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and proximity to a current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW143	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five key amenities and facilities and development offers the opportunity to remediate a former land use. It is negative for access to an area of natural and semi-natural green space, proximity to a Ramsar Site, flood risk and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW144	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a local park or garden an area of natural and semi-natural green space, proximity to a Ramsar Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW145	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities, landscape sensitivity (which is low) , flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, proximity to both a Ramsar Site and a SSSI, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW147	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to; a Conservation Area; a Wildlife Site and a former landfill site, flood risk, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW148	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and landscape sensitivity (which is low). It is negative for access to the other four key amenities and facilities, proximity to a Wildlife Site, agricultural land quality, the site is within a Conservation Area and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW149	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a primary school, a local park or garden, a children's play area, proximity to both a Registered Park or Garden and a Wildlife Site, flood risk, agricultural land quality, the site is within a Conservation Area

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	and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW150	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an area of natural and semi-natural green space, an amenity green space, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to the other three key amenities and facilities, proximity to both a Registered Park or Garden and a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW151	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other four key amenities and facilities and proximity to a Wildlife Site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW152	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW179	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space, an amenity green space and flood risk. It is negative for access to a primary school, the other three key amenities and facilities, proximity to; a Conservation Area; a Local Nature Reserve and a former landfill site and the assessment shows that most of the site comprises an area of natural and semi-natural open space. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW180	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five key amenities and facilities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and proximity to a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW210/09	The Stage 2a assessment (sustainability appraisal) for SHREW210/09 is positive for access to bus transport, four out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use access to the primary school. It is negative for access to a primary school, a local park or garden, flood risk; agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW212/09	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to a Conservation Area and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.

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<b>Site Ref</b>	<b>SA Summary</b>
SHREW225	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW227	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.

**Shrewsbury (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR002 (Part of SHREW127)	The Stage 2a assessment (sustainability appraisal) for SHREW127 is positive for access to bus transport, three out of the five key amenities and facilities nearby. It is negative for access to the primary school, lacks 2 key amenities and facilities, on Grade 3 agricultural land and the western part of site is within a 250m buffer zone of a historic landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
ELR006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities, the site is on grade 3 agricultural land, part of the site is at high/medium risk of flooding and is within 250m of an existing waste management operation. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
ELR007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low risk of flooding. It is negative for access to all 5 key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
ELR008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the setting of a Scheduled Ancient Monument (Battlefield Church), Ancient woodland and high quality agricultural land. The site is within the buffer zone for an historic landfill at Upper Battlefield. The site scores positively for access to bus routes and for low flood risk. Overall sustainability of the site for employment is judged to be fair.
ELR009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and potential impacts on Ancient woodland. The site is within the buffer zone for an active waste management site at Upper Battlefield (Loosemoores), although this is unlikely to be a constraint on most types of employment development. The site scores positively for low flood risk. More detailed assessment highlights the likely impact on the setting of a Registered Battlefield. Overall sustainability of the site for employment is judged to be fair.

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<b>Site Ref</b>	<b>SA Summary</b>
ELR064	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for access to bus routes and low flood risk. More detailed assessment revises landscape sensitivity to 'medium' and suggests only low capacity for employment uses. The site is readily accessible from the strategic route network. Overall sustainability of the site for employment is judged to be fair.
ELR066 (part of SHREW107)	The Stage 2a assessment (sustainability appraisal) for SHREW107 is positive for access to bus transport, four out of the five key amenities and facilities nearby. Landscape character varies throughout the site. Flood risk varies with a small western section of the site having low and high flood risk with no land contamination issues or habitat or geological designations. It is negative for access to the primary school, 2 key amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
ELR067	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site is within the buffer zone of a current licensed waste management site (Severn Trent at Oxon). The site scores positively for access to bus routes, low general landscape sensitivity and low flood risk. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees & hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.
ELR068	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site scores positively for access to bus routes, low general landscape sensitivity and low flood risk. Development may provide an opportunity to address a small area of unknown filled ground within the site. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees & hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.
ELR069	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on protected trees and high quality agricultural land. A small part of the site is within the buffer zone of an historic landfill site. The site scores positively for access to bus routes and for low flood risk. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees & hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.

**Baschurch:**

<b>Site Ref</b>	<b>SA Summary</b>
BAS001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to 3 out of the 5 key amenities, for being partially brownfield (former railway land) and for flood risk. It scores negatively for access to 2 key amenities and facilities, location within the Baschurch Conservation Area, a small part of the site is within the buffer of The Yesters County Wildlife Site and the agricultural land quality is grade 2, as



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<b>Site Ref</b>	<b>SA Summary</b>
	are all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to all 5 key amenities and for being immediately adjacent to Prescott Conservation Area. Agricultural land quality is grade 2 as is the case for all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS003 and 006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for two out of five key amenities, because of its use as an outdoor sports facility and part of the site is within the Baschurch Conservation Areas (Baschurch Centre & Station) and the agricultural land quality is grade 2 as are all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS004	The Stage2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities, being within the buffer zone of a Conservation Area and the agricultural land is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, 3 out of the 5 key amenities, low landscape sensitivity, flood risk and access to a primary school. It scores negatively for being within the buffer zone of two conservation areas (Baschurch Centre & Prescott) and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.
BAS012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to all 5 key amenities and for being wholly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS013 and 011	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, 1 out of 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to any sport and recreation facility, and for being partly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS014	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of 5 key amenities and for flood risk. It scores negatively for 2 out of 5 key amenities being adjacent to Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.
BAS015	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a

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	primary school, 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to 2 out of the 5 key amenities, being partly within Baschurch Conservation Area and the agricultural land quality is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good
BAS016	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport low landscape sensitivity and for flood risk. It scores negatively for access to a primary school; access to all 5 key amenities, for being immediately adjacent to Prescott Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor
BAS017	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 2 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to 3 out of the 5 key amenities, and for being within the buffer zones of 2 Conservation Areas (Baschurch Centre and Prescott). The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS018	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access, to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to 2 out of the 5 key amenities, being within the buffer zone of Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS020	The Stage 2a assessment (sustainability appraisal) scores the site positively for low landscape sensitivity and flood risk. It scores negatively for access to public transport, access to a primary school, access to all 5 key amenities and for being immediately adjacent to Baschurch Station Conservation Area. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor.
BAS021	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities being within the buffer zone of Baschurch Centre Conservation Area and the agricultural land quality is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS022	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities and for flood risk. It scores negatively for access to 2 out of the 5 key amenities being within the buffer zone of Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS023	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the other 5 key amenities being adjacent to Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the



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BAS024	<p>site is judged to be fair.</p> <p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 2 out of the 5 key amenities and for flood risk. It scores negatively for access to a primary school, access to 3 out of the 5 key amenities and for being within the buffer zones of 2 Conservation Areas (Baschurch Centre and Prescott). The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor.</p>
BAS025	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity, 1 out of the 5 key amenities and flood risk. It scores negatively for access to a primary school, 4 out of the 5 key amenities, for being within the buffer zone of Prescott Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair/poor</p>
BAS032	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 3 out of the 5 key amenities and for flood risk. It scores negatively for access to a primary school, 2 out of the 5 key amenities and for being immediately adjacent to Baschurch Centre Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.</p>
BAS033	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to access to all 5 key amenities, and for being wholly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor.</p>
BAS034 and 019	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities being partly within Baschurch Station Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair</p>
BAS035	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities, being partly within the buffer zone of 2 Conservation Areas (Baschurch Centre &amp; Baschurch Station) and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.</p>

**Bomere Heath:**

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<b>Site Ref</b>	<b>SA Summary</b>
BOM001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, previous industrial or potentially contaminative use and access to 2 out of five key amenities and facilities. However, it does score negatively for access to 3 out of five key amenities and facilities, access to a primary school and grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, it does score negatively for access to 3 out of five key amenities and facilities, access to the primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities; access to a primary school, the site is within 300m of a scheduled ancient monument and the site on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor
BOM004/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to the primary school and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM008	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to the primary school, the site is on amenity green-space and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor
BOM012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good
BOM013	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM014	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five

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	key amenities and facilities, access to a primary school, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor
BOM017	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM018/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM019/R	The Stage 2a assessment (sustainability appraisal) scores positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good
BOM020	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good
BOM021	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM22b/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM002a/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

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<b>Site Ref</b>	<b>SA Summary</b>
	Overall sustainability of the site is judged to be fair

**Condover:**

<b>Site Ref</b>	<b>SA Summary</b>
CON003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. Whilst the site scores negatively for access to 4 out of five key amenities and facilities and is on grade 3 agricultural land, none of the sites assessed at this stage had good access to services & facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
CON005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a conservation area and the site is on grade 2 agricultural land. It should be noted however, that none of the sites assessed at Stage 2a had good access to services and facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
CON006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a conservation area and registered park and the site is on grade 3 agricultural land. It should be noted however, that none of the sites assessed at Stage 2a had good access to services & facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Dorrington:**

<b>Site Ref</b>	<b>SA Summary</b>
DOR001	The site is greenfield land, in agricultural use, located on the southern edge of Dorington, adjacent to the A49. The Stage 2a assessment (sustainability appraisal) scores positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary



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<b>Site Ref</b>	<b>SA Summary</b>
	school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR007 and 008	The Stage 2a assessment (sustainability appraisal) scores both sites positively for access to bus transport and access to 1 out of five key amenities and facilities. In addition, DOR007 also scores positively for access to a primary school and low level of flood risk. However, both sites score negatively for access to 4 out of five key amenities and facilities, the sites are within 250m of a current or historic landfill site or existing waste management facility and are on grade 3 agricultural land. Site DOR008 also scores negatively for part of the site being at high risk from flooding. The sites are neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR013	The Stage 2a assessment (sustainability appraisal) scores positively for, access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR014	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR017	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary

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<b>Site Ref</b>	<b>SA Summary</b>
	school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Hanwood:**

<b>Site Ref</b>	<b>SA Summary</b>
HAN003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN005/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of the five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN011/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site is within 250m of a historic landfill, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN013	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, previous industrial or contaminative use and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site is within 250m of a historic landfill, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Montford Bridge:**

<b>Site Ref</b>	<b>SA Summary</b>
MNB001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low landscape sensitivity. It



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	is negative for access to the primary school, lacks all 5 key amenities and facilities, part of the site is in or within a buffer zone of a designated habitat or a regionally important geological site; part of the site is at risk from flooding and has grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
MNB002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low risk of flooding, previous industrial or contaminative use and low landscape sensitivity. It is negative for access to the primary school, lacks all 5 key amenities and facilities, part of the site is in or within a buffer zone of a designated habitat or a regionally important geological site, the site is on grade 3 agricultural land and part of the site is 250m from a historic landfill The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor

**Nesscliffe:**

<b>Site Ref</b>	<b>SA Summary</b>
NESS001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site, a Regionally Important Geological Site and ancient woodland. Furthermore, the site has tree preservation orders affecting it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and an ancient woodland. Furthermore, the site has tree preservation orders upon it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and ancient woodland. Furthermore, the site has tree preservation orders affecting it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
NESS004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, previous industrial or potentially contaminative use and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and the buffer zone of a wildlife site and ancient woodland. There are boundary trees

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NESS005	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and ancient woodland. There are boundary tree preservation orders and the site is grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor</p>
NESS007	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair</p>
NESS010	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor</p>
NESS011	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor</p>
NESS012	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site within the buffer zone of a wildlife site and ancient woodland. The site is classified as grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives Overall sustainability of the site is judged to be fair</p>
NESS013/10	<p>Planning consent given subject S106</p>

**Uffington:**

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Site Ref	SA Summary
UFF003/09	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low level of flood risk. It is negative for access to all 5 key amenities and facilities, access to a primary school, the site has high landscape sensitivity and the site is on grade 2 and 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor</p>
UFF006/10	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low level of flood risk. It is negative for access to all 5 key amenities and facilities, access to a primary school, the site has high landscape sensitivity, the site is in or within a buffer zone of a designated habitat or regionally important geological site and the site is on grade 2 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor</p>

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**Wem Place Plan:**

**Wem (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
WEM001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and open space. The site scores positively for access to bus routes, flood risk and the potential to redevelop brownfield land. The site is well outside the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to bus routes and some types of open space, low flood risk and the potential to redevelop brownfield land. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space. The site scores positively for access to bus routes and amenity green space, low flood risk and potential re-use of brownfield land. The site is well outside the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM008, 011, 027, 028, 034	The Stage 2a assessment (sustainability appraisal) scores these sites negatively for access to some types of open space. Sites furthest to the north and east also score negatively for access to Primary Schools. The sites score positively for access to bus routes and most types of open space and low flood risk. Sites 8 and 11 are adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and some types of open space. The site scores positively for access to bus routes and most types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some



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<b>Site Ref</b>	<b>SA Summary</b>
WEM014/R, 015/R	<p>types of open space, together with impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.</p> <p>The Stage 2a assessment (sustainability appraisal) scores site WEM015 negatively for access to Primary Schools and some types of open space, together with potential impacts on the Conservation Area and the fact that approximately 30% of the sites is in flood zones 2 and 3. Site WEM014 scores negatively for access to some types of open space, together with potential impacts on the Conservation Area. Both sites score positively for access to bus routes and some types of open space. Site WEM014 is within the Development boundary and site WEM015 is adjacent. Both sites are East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of these sites for housing is judged to be poor.</p>
WEM016/a	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on the Conservation Area and agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is adjacent to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.</p>
WEM016/b	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on protected trees and flood risk in the southern part of the site. The site scores positively for access to bus routes and some types of open space. The site is adjacent to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.</p>
WEM030/09	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space. The site is not adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.</p>
WEM031/09	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space. The site is not adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.</p>
WEM033	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is close to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.</p>

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**Wem (Employment):**

Site ref	SA summary
ELR027	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes, low flood risk and the potential to redevelop brownfield land. However, the site is well outside the Development boundary. Overall sustainability of the site for employment is judged to be fair.
ELR028	The Stage 2a assessment (sustainability appraisal) scores this site positively for access to bus routes and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for employment is judged to be fair.
ELR029	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for employment is judged to be poor.
ELR030	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts agricultural land quality. The site scores positively for access to bus routes and for low flood risk. The site is close to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for employment is judged to be poor.
ELR031a	The Stage 2a assessment (Sustainability appraisal) scores the site positively for access to bus routes and access to open space and children's play area. The site is negative for 3 out of 5 of the key amenities, access to primary school and for the western tip being situated within a Conservation Area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair.

**Shawbury:**

Site ref	SA Summary
SHAW001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to a Scheduled Ancient Monument, flood risk and potential loss of best and most versatile land. The site scores positively for access to bus routes and Primary Schools and some types of open space, together with low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
SHAW003/R	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to Ancient Woodland and potential loss of best and most versatile land. The site is within the buffer for a historic landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and potential loss of best and most versatile land. The site is within the buffer for a historic landfill site. The site scores



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Site ref	SA Summary
SHAW005	<p>positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.</p> <p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to many types of open space and potential loss of best and most versatile land. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.</p>
SHAW006	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space potential loss of best and most versatile land. There is a historic landfill on the southern edge of the site. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.</p>
SHAW009	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and adverse impacts on the Shawbury Moat Scheduled Ancient Monument (SAM) which lies immediately adjacent. The site scores positively for access to bus routes and Primary Schools and some types of open space and in principle, for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.</p>
SHAW010	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and adverse impacts on the Shawbury Moat Scheduled Ancient Monument (SAM) which lies immediately adjacent. Development of the site could result in the loss of best and most versatile agricultural land. The site scores positively for access to bus routes and Primary Schools and some types of open space and in principle, for low landscape sensitivity. Development of the site could help to address issues from a previous use of part of the land. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.</p>
SHAW012/09	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to most types of open space and Primary Schools. The site just falls within the buffer zone of the Shawbury Moat SAM. The site scores positively for access to bus routes and one type of open space and for low landscape sensitivity. The site is a significant distance from the Development boundary. Overall sustainability of the site for housing is judged to be fair.</p>

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**Whitchurch Place Plan:**

**Whitchurch (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
WHIT002 and 004	The stage 2a (sustainability appraisal) scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively for access to primary school provision, but is positive with regard to flood risk and broad landscape impact. Overall it is considered the site has an average sustainability.
WHIT005	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, and for three of the five services and facilities. The site also scores positively for flood risk and on broad landscape sensitivity, but scores negatively for access to primary school provision and on impact on agricultural land. Overall the site is considered to be average in sustainability terms.
WHIT006 and 045	The stage 2a (sustainability appraisal) assessment stage scored this site negatively for access to a bus service and to a local primary school. The site only scores positively on one of the five services and facilities criteria. Whilst the site score positively for flood risk and for broad landscape character sensitivity, it is considered that overall the site has a poor sustainability.
WHIT007	The Stage 2a (Sustainability Appraisal) assessment scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively with regard to access to a primary school. A small portion of the southern end of the site is within Flood Zone 2, and on broad landscape grounds the site scores positively. Overall the site is considered to have an average sustainability.
WHIT008	The stage 2a assessment (Sustainability Appraisal) is positive for access to a bus service, four out of the five community facilities, flood risk and landscape. There are no negative sustainability issues identified and overall the site is considered to have a good sustainability.
WHIT009	The stage 2a (sustainability appraisal) assessment scores this site positively on access to a local bus service, and to all five of the services and facilities criteria. The site score negatively with regard to access to primary school provision, although the site is directly opposite the town's secondary school (Sir John Talbots) and the provision of land for new primary school provision is part of the overall proposal. The broad landscape sensitivity is considered to be low and none of the site is within a defined flood zone. The site has a neutral sustainability on the majority of the other sustainability criteria, although it scores negatively for its impact on the best and most fertile agricultural land, and is within 250m of a previous landfill site. However, overall the site is considered to have a high sustainability.
WHIT010	The stage 2a (sustainability appraisal) scores this site positively for access to a local bus service (on Chester Road) and for four of the five services and facilities criteria. The site scores negatively for access to a primary school, but scores positively for flood risk and for its broad landscape sensitivity. Overall the site is considered to have positive sustainability.
WHIT012	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, but is negative on access to all five of the recreation facilities/services. Whilst the assessment scores the site negatively for access to primary school provision, it is acknowledged that the site is directly adjacent to the Sir John Talbots Secondary School. The site is

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Site Ref	SA Summary
	positive for flood risk and for broad landscape sensitivity and neutral on the majority of the other sustainability considerations. Because of the poor access to facilities, the site is considered to have poor sustainability.
WHIT014	The stage 2a (sustainability appraisal) site assessment scores this site positively on access to both primary school provision and a local bus service, as well as four of the five services and facilities. The site's broad landscape sensitivity is considered acceptable. The site scores neutrally on flood risk because part of the site is within flood zone 2. Overall the site is considered to have 'fair' sustainability mainly due to its close proximity to services and facilities.
WHIT015/R	Stage 2a (sustainability assessment) is positive for the sites access to a bus service, but only scored positively on one of the four access to facility considerations. The site scores well in relation to flood risk and broad landscape sensitivity. The site scores negatively for its impact on the loss of amenity green space. The site is not considered to be in easy walking distance of a primary school. Overall the site is not considered to be sustainable.
WHIT016	The stage 2a (Sustainability Appraisal) stage scores this site positively for access to a local bus service (on Chester Road) and to four of the five facilities. It scores negatively for access to a primary school and for the potential impact on amenity green space. Overall the site is considered to be sustainable for access to services, but not for impact on flood risk and amenity.
WHIT021	The stage 2a site assessment (sustainability appraisal) is positive for access to bus services, but only on the Alport Road side of the site. The site scores well in relation to two of the five facilities criteria being within easy walking distance of amenity green space and children's play area. The site is not considered to be subject to flood risk or have significant landscape impact considerations. Overall the site is considered to have an average sustainability.
WHIT027/09	The stage 2a (sustainability appraisal) stage scores this site positivity for access to a local bus service and to one of the five facilities. The site scored negatively for its access to a primary school but in doing so it is acknowledged the town's current primary school provision is within 600meters of the site and, on balance, well related. The site scores neutrally for most of the other criteria, except impact on agricultural land where it scores negatively.
WHIT028/08 and 025	Stage 2a (sustainability assessment) is positive for the sites access to a bus service, but only scored positively on one of the five access to recreation facility considerations. The site scores well in relation to flood risk, but the northern part of the site scored only moderately on landscape sensitivity. The site is not considered to be in easy walking distance of a primary school. Overall the site is considered to have poor sustainability.
WHIT029/09	The stage 2a (sustainability appraisal) scores positively for access to a local bus service, primary school provision and three out of five facilities. There are no broad landscape sensitivity issues identified. A small portion of the western part of the site is within flood zone 2. The site scores neutral on the majority of the other criteria. Overall, the site is considered to have an average/high sustainability.
WHIT030/09	The stage 2a (sustainability appraisal) assessment is positive for access to a bus service and for two of the five facilities. The site also scores positively for flood risk and broad landscape sensitivity. The site scores negatively for access to primary school, and is considered to be neutral on the majority of other sustainability criteria. Overall sustainability of the site is considered to be average.

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WHIT033/10	The stage 2a (Sustainability Appraisal) process In terms of sustainability considerations the site scores well in terms of its relation to existing Primary School provision, bus services, open space, semi-natural green space and children's play area. The site has no identified flooding or drainage issues and has low sensitivity to landscape impacts and visual amenity. Overall the site is considered to have good sustainability.
WHIT034/10	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service and to all five of the recreation facilities. The site scores negatively for access to a primary school and for being within the buffer zone of both the town's conservation area and Scheduled Ancient Monument. The western extent of the site is also within semi natural open space. Overall, the site is considered to have a good sustainability in terms of its proximity to services.
WHIT036	The stage 2a (sustainability appraisal) stage scores this site positively for access to a local bus service and to two of the five recreation facilities. The site scores negatively for access to a primary school and the site is within the buffer of a wildlife site (Greenfields Nature Reserve). The site scores positively for both its broad landscape sensitivity and its flood risk. Overall, in overall sustainability terms the site is considered to have an average score.
WHIT037	The Stage 2a (sustainability assessment) assessment scored the site positively for access to a local bus service and to two of the five recreation facilities. The site scores negatively in relation to its proximity to primary school provision, although it is acknowledged that land for a new primary school is being proposed as part of the scheme. The site was scored as having low sensitivity to landscape impact, was not in an area of flood risk, and had no physical constraints in relation to its proximity to sites of historic interest. Overall the site is considered to have an average/high sustainability.
WHIT038 and 032	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service. The eastern part of the site score positively on three of the five facilities whilst the western part of the site scores positively on two of the five. No part of the site scores positively for access to a primary school. All parts of the site score positively on landscape sensitivity and flood risk, but are negative on the impact on agricultural land (grade 2). Overall the site is considered to have an average sustainability.
WHIT039	The stage 2a (sustainability appraisal) assessment scored this site positively for access to a local bus service and to two of the five services and facilities. The site scored negatively with regards to pedestrian access to a primary school, but scores positively for flood risk and for broad impact on landscape sensitivity. Overall the site is considered to have an average sustainability.
WHIT044	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service, and with three of the five facilities (largely due to the sites close proximity to the Greenfields nature Reserve to the south). Overall, the site is considered to have an average sustainability.
WHIT046, 003, 003C/D	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively for access to primary school provision. The site scores positively for broad landscape sensitivity and for flood risk. The site generally score neutrally for the other criteria, except impact on best and most versatile agricultural land. Overall the site is considered to have an average sustainability.
WHIT047	The stage 2a (sustainability appraisal) assessment scores this site positively for access a local bus services, primary school



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	and to three of the five recreation facilities. The site also scores positively for the re-use of industrial land. Overall the site is considered to be in a sustainable location.

**Whitchurch (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR033	The stage 2a (sustainability appraisal) scores positively for access to a local bus service and three out of five facilities. There are no broad landscape sensitivity issues identified. A small portion of the western part of the site is within flood zone 2. The site scores neutral on the majority of the other criteria. Overall, the site is considered to be sustainable.
ELR034	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on international wildlife sites and high quality agricultural land. The site contains a former landfill (Broughall Landfill). The site scores positively for low landscape sensitivity and low flood risk. Overall sustainability of the site is judged to be fair.
ELR035	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site scores positively for access to bus routes and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.
ELR036	The Stage 2A sustainability assessment saw the site score well for its links to public transport. The site was scored as having low sensitivity to landscape impact, was not in an area of flood risk, and had no physical constraints in relation to its proximity to sites of historic interest. However, the site scored negatively for access to amenities which would be required for new housing, such as proximity to primary school provision (although land for a new primary school is being proposed as part of the scheme), and access to some types of open space.
ELR037	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on high quality agricultural land. The site contains a former landfill site. The local landscape has low sensitivity and the site benefits from low flood risk. Overall sustainability of the site for employment use is judged to be fair.
ELR038	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on an international biodiversity designation (RAMSAR site). The site scores positively for low flood risk and may provide an opportunity to re-use previously developed land and address contamination from former uses.

**Prees:**

<b>Site Ref</b>	<b>SA Summary</b>
PRE002/R, 011, 012	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, and to three of the five recreation facilities. The site is considered to have a neutral impact on the continued use of informal or formal recreational space. The site is considered to have broadly positive landscape sensitivity. The western part of the site is within flood zone 3, although it is acknowledged that the proposed scheme does not include this part of the site for development. Overall the site is considered to have an average/high sustainability.

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<b>Site Ref</b>	<b>SA Summary</b>
PRE004	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service, but negatively for access to the local primary school as it is considered to be more than a 10 minute walk. The site also scores negatively on access to all five of the recreation facility criteria. The site is considered to have capacity in landscape terms for new development. Overall because of the poor pedestrian access to local facilities, it is considered this site has poor/average sustainability.
PRE005	The stage 2a (sustainability appraisal) assessment scores this site negatively for both access to a local bus service and the local primary school, being more than 10 minutes' walk from both. The site scores positively on access to three of the five recreation facilities, on broad landscape sensitivity and flood risk. Overall, the site is considered to have average sustainability.
PRE006	The stage 2a (sustainability appraisal) assessment scores this site negatively for both access to a local bus service and the local primary school, being more than 10 minutes' walk from both. The site scores positively on access to three of the five recreation facilities, on broad landscape sensitivity and flood risk. Overall, the site is considered to have average sustainability.
PRE007	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school and to two of the five recreation facilities. The site is not considered to impact negatively on local recreation amenities. The site is within the buffer zone of the village conservation area and on grade 2 agricultural land. Overall the site is considered to have an average sustainability.
PRE008	The stage 2a (sustainability appraisal) assessment score this positively for access to both a local bus service and primary school, and to one of the five recreation facilities. The site is partially within the conservation area and is within grade 2 agricultural land. There are TPO's on trees to the north of the site area. Overall the site is considered to have average sustainability.
PRE009	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, but scores negatively on access to all five of the recreational facilities. The site is within grade 2 agricultural land and is adjacent to the village conservation area. Overall, it is considered this site has poor/average sustainability.
PRE015	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a bus service and a primary school, but negatively for all five of the recreation facilities. The site sits within the buffer of the conservation area and the majority of the site is grade 2 agricultural land. Overall, because of the poor access to recreation facilities the site is considered to have poor/average sustainability.
PRE017	The stage 2a (sustainability appraisal) assessment scores this positively for access to a bus service, but negatively for access to the local primary school and all five of the recreation facilities. Whilst the site scores neutrally on a number of the other criteria, overall it is considered this site has poor sustainability.
PRE019/09	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, and to three of the five recreational facility criteria. The site is considered to have low landscape sensitivity and low flood risk. Overall the site's is considered to be of average/high sustainability.



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**Tilstock:**

<b>Site Ref</b>	<b>SA Summary</b>
TIL001	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is considered to be within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.
TIL002 (incl. TIL006)	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. Around 60% of the site is within grade 2 agricultural land. Overall the site is considered to have average sustainability.
TIL005	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.
TIL007	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.
TIL008	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 2 agricultural land. Overall the site is considered to have average sustainability.

## Appendix F: Revised Preferred Options Draft Policies SA Scoring Matrices

### Policy MD1: Scale and distribution of development

Further to the policies of the Core Strategy:

- Overall, sufficient land will be made available during the remainder of the plan period up to 2026 to enable the targets for development set out to be achieved, including those for housing and for employment land in Policies CS1 and CS2:

Housing	No's of dwellings			
	Built 2006-2012	Committed* 2012	Targets 2006-2026 (Approximate)	Remaining to deliver to 2026
Shrewsbury	1,328	1,139	6,500	4,033
Market Towns/Key Centres	2,785	2,091	11,000	6,124
Rural Areas	2,300	2,190	10,000	5,510
Total	6,413	5,420	27,500	15,667
Employment Land	Hectares			
	Built 2006-2012	Committed* 2012	Targets 2006-2026 (Approximate)	Remaining to deliver to 2026
Shrewsbury	22	24	90	44
Market Towns/Key Centres	14	60	130	56
Rural Areas	29	21	70	20
Total	60	104	290	120

\* Committed = those with planning permission at 01/04/2012

- Specifically, the Council will support sustainable development in Shrewsbury, having regard to Policy CS2, and the Market Towns and Key Centres, Community Hubs and Community Cluster settlements identified in the Local Plan, having regard to the principles and growth

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targets set out in Settlement Policies S1-S18 and Policies MD3 and MD4;

3. Additional Community Hubs and Community Cluster settlements, with associated settlement policies, proposed by Parish Councils following formal preparation or review of a Community-led Plan or a Neighbourhood Plan and agreed by resolution by Shropshire Council, will be considered to be identified for the purposes of Policy CS4 and MD1.

SO	Time frame			Comments for MD1
	S	M	L	
1	0	0	0	No significant effect
2	++	++	++	Enables the Core Strategy targets for housing to be achieved, so meets demonstrable need
3	++	++	++	Ensures sufficient land for employment so supports economic development
4	++	++	++	Encourages inward investment and supports existing businesses through provision of employment land.
5	+	+	+	Development focus on existing settlements exploits existing public transport infrastructure
6	+	+	+	Focuses development into existing, accessible settlements thus reducing the need to travel
7	+	+	+	Development focus on existing settlements encourages the provision of new services and facilities and the retention of existing ones
8	+	+	+	Development focus on existing settlements encourages the retention and the creation of new health facilities
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	+	+	+	Individual settlement policy approach offers opportunities to protect and enhance landscapes and townscapes
12	+	+	+	Development focus on existing settlements protects existing historic features in the wider countryside
13	+	+	+	Development focus on existing settlements protects existing natural environment assets in wider countryside
14	0	0	0	No significant effect
15	0	0	0	No significant effect
16	0	0	0	No significant effect
17	++	++	++	Development focus on existing settlements safeguards agricultural land and offers opportunity to remediate contaminated land
18	+	+	+	Development focus on existing settlements offers best opportunity to use previously developed land

**Policy MD2: Sustainable design**

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All forms of development are required to be of high quality, incorporating safe, inclusive and sustainable design principles and make a positive contribution to the local character, distinctiveness and climate change resilience of an area. Permission will be refused for development where the design fails to take reasonable opportunities available for improving the character and quality of an area. This policy applies to all new developments including alterations, extensions, conversions and replacements of existing buildings, advertisements and telecommunications infrastructure. For a development proposal to be considered acceptable it is required (where applicable) to:

4. Address any community guidance provided on design, including the Community-led Plan, Town or Village Design Statement, Neighbourhood Plan or Place Plan;
5. Respond positively to and respect locally distinctive or valued:
  - i. form and layout of existing development, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes;
  - ii. architectural design and details, such as building materials, form, colour and texture of detailing;
  - iii. historic context, such as significance and character of any heritage assets;
6. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style;
7. Consider landscape design holistically as part of the whole development and incorporate, respond to and enhance elements including:
  - i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets;
  - ii. adequate open space that reflects the development proposed and contributes to climate change resilience and meets local needs in terms of function and quality
  - iii. demonstrating that appropriate arrangements are in place to ensure that the open space will be maintained in perpetuity by the occupiers, or a private company, or a community organisation or through the local town or parish council;
8. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and Sustainable Design SPD;
9. Demonstrate it will not result in an unacceptable adverse impact on the local road network.

SO	Time frame			Comments for MD2
	S	M	L	
1	++	++	++	Safe and inclusive design requirement encourages schemes which design out crime from their inception and promote social inclusion
2	++	++	++	Requirement to raise design and quality standards for all forms of development offers opportunity to meet needs of all sections of society

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3	0	0	0	0	No significant effect
4	0	0	0	0	No significant effect
5	+	+	+	+	Sustainable design principle supports improved access to public transport and provision of footpaths and cycleways
6	0	0	0	0	No significant effect
7	++	++	++	++	Open space requirement ensures provision of multifunctional open space available for community recreational and cultural activities
8	+	+	+	+	Open space requirement and sustainable design principle encourage and support active and healthier lifestyles
9	++	++	++	++	Requirements for good standards of sustainable design and construction and making a positive contribution to climate change resilience of an area promote use of energy efficient, low carbon and renewable energy technologies
10	++	++	++	++	Requirement to make a positive contribution to climate change resilience of an area promotes use of adaptation methods
11	++	++	++	++	Requirement to make a positive contribution to the local character and distinctiveness supports protection and enhancement of landscapes and townscapes
12	++	++	++	++	Requirement to positively to and respect locally distinctive or valued historic context supports protection and enhancement of heritage assets
13	++	++	++	++	Requirement to respond to and enhancement of natural and geological features and assets supports protection and enrichment of bio- and geo- diversity
14	++	++	++	++	Requirement to and incorporate, respond to and enhance elements including ponds, wetlands, and watercourses supports protection of Shropshire's water resources
15	0	0	0	0	No significant effect
16	0	0	0	0	No significant effect
17	0	0	0	0	No significant effect
18	0	0	0	0	No significant effect

**Policy MD3: Managing Housing Development**

**Delivering housing**

1. Individual settlement housing requirements are set out in policies S1-S18, together with sites allocated for development. These sites together with additional windfall developments will ensure a sufficient supply of land for housing development in accordance with Policy MD1.
2. Proposals for residential development should be sustainable development that is "good enough to approve", meeting the following criteria:
  - i. The proposals meet the design requirements of relevant Local Plan policies; and
  - ii. On sites of five or more dwellings, the mix and type of housing proposed has regard to the annual evidence and community

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consultation on housing requirements contained in the Shropshire Place Plans; and

iii. For allocated sites, the proposals reflect any requirements set out in the relevant settlement policy and accompanying key guidelines.

**Renewing permission**

3. When the proposals are for a renewal of planning consent, evidence will be required of the intention that the development will be delivered within three years or that the renewal of planning consent will not prejudice other sites from coming forward, particularly if commitments in the settlement(s) are close to the identified housing requirement.

**Matching the housing requirements for settlements**

4. The identified housing requirements for settlements are a significant material consideration. Where development would result in the number of completions plus outstanding permissions exceeding the identified requirement, regard will be had to:

- i. The degree by which the requirement is exceeded;
- ii. The likelihood of delivery of the outstanding permissions;
- iii. Evidence of community support;
- iv. The benefits arising from the development.

5. Where a settlement(s) requirement appears unlikely to be met by the end of the plan period, additional sites that accord with the settlement policy may be acceptable subject to the criteria above.

6. In the event of the requirements of national policy with regard to housing land supply in Shropshire as a whole not being fulfilled, the degree to which settlements have achieved their identified housing requirements will be a material consideration.

SO	Time frame			Comments for MD3
	S	M	L	
1	0	0	0	No significant effect
2	++	++	++	Individual settlement housing requirements in policies S1-S18 will ensure a sufficient supply of land for housing development
3	+	+	+	Delivery of housing supports Shropshire's economy
4	0	0	0	No significant effect
5	0	0	0	No significant effect
6	+	++	++	Focus on existing, accessible settlements is likely to support local services and reduce the need to travel. This effect may be limited in the short term but is likely to become more widespread over time.
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect



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10	0	0	0	No significant effect
11	+	+	+	Individual settlement policy approach offers opportunities to protect and enhance local distinctiveness
12	+	+	+	Development focus on existing settlements protects existing historic features in the wider countryside
13	+	+	+	Development focus on existing settlements protects existing natural environment assets in wider countryside
14	0	0	0	No significant effect
15	0	0	0	No significant effect
16	0	0	0	No significant effect
17	+	+	+	Development focus on existing settlements safeguards agricultural land and offers opportunity to remediate contaminated land
18	+	+	+	Development focus on existing settlements offers best opportunity to use previously developed land

**Policy MD4: Managing employment development**

**Delivering employment investment**

1. The strategic supply of employment land in Table X will provide a sufficient portfolio of land for Class B and related employment development to satisfy the required scale and distribution of development in Policies CS14 and MD1
2. Employment land provision by settlement is set out in policies S1-S18 which describe the employment portfolio and any restrictions on individual sites
3. The strategic supply of employment land will be supported by the redevelopment of land and regeneration opportunities on existing strategic sites and employment areas in policy MD9
4. Proposals for development on employment portfolio sites or other suitable sites for employment use will be considered sustainable development that is “good enough to approve” where the proposals:
  - i. satisfy Local Plan policies and the requirements of the Place Plans
  - ii. meet the needs of the community for employment opportunities
  - iii. do not cause harm to or conflict with adjoining uses
5. Proposals for alternative uses of employment portfolio sites will also be expected to:
  - i. consider other suitable sites for the proposed development

- ii. justify the loss of new employment land from the strategic supply
- 6. Where a settlement requirement appears unlikely to be met within the plan period, additional sites that accord with the settlement policy or the needs of the community may be acceptable subject to the criteria above

**Reservoir of employment land**

- 7. The Reservoir of readily available sites will ensure the managed release of the strategic employment land supply to 2026 by:
  - i. maintaining a minimum supply of 72 hectares of readily available land
  - ii. ensuring the continuing availability of land for employment development over three 5 year periods
  - iii. delivering the local plan development objectives and the Place Plans
- 8. The Reservoir of employment will be reviewed annually in relation to the availability of the strategic supply of employment land to maintain a continuing flexible and responsive supply of sites in each 5 year period

**Renewing permission**

When the proposals are for a renewal of planning consent, evidence will be required that the development will be delivered within three years or that the renewal of planning consent will not prejudice other sites from coming forward from the Reservoir or the strategic supply of employment land.

SO	Time frame			Comments for MD4
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	++	++	++	Ensures a supply of employment land to support economic growth
4	++	++	++	Ensures a supply of employment land to encourage inward investment and support existing businesses
5	0	0	0	No significant effect
6	0	+	+	Provides certainty for location and release of employment land around which transport needs can be planned. This effect is likely to occur in the medium to long term
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.

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12	?	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
13	?	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
14	?	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
15	?	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
16	?	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
17	?	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
18	++	++	++	++	Efficient use of land encouraged through support for redevelopment of land

**Policy MD5: Sites for Sand and Gravel Working**

1. The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the following First Phase allocated sites:  
*(preferred allocations will be identified as part of the next consultation document in 2013)*
2. Where monitoring demonstrates that the further controlled release of sand and gravel reserves is required, then the subsequent development of mineral working will be considered at the following allocated Second Phase sites:  
*(preferred allocations will be identified as part of the next consultation document in 2013)*  
Applications for earlier development of a Second Phase site will be considered on their merits. In considering any such application, particular regard will be paid to:
  - i. the need for minerals development to maintain an adequate and steady supply of sand and gravel consistent with the established production guideline;
  - ii. the need to control potential cumulative impacts associated with concurrent or sequential mineral extraction operations in a specific area;
3. Output and timescale restrictions may be imposed where these are necessary to reduce the potential for market oversupply and cumulative adverse environmental impacts;
4. Proposals for mineral working falling outside the allocated areas will be permitted where developers can demonstrate that:

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- i. The proposal would meet an unmet need or would prevent the sterilisation of the resource;
- ii. The proposal would not prejudice the development of the allocated sites;  
Significant environmental benefits would be obtained as a result of the exchange or surrender of existing permissions or the site might be significantly more acceptable overall than the allocated sites or the preferred area, and would offer significant environmental benefits.

SO	Time frame			Comments for MD5
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	+	+	+	Sand and gravel working supports the Shropshire economy
4	+	+	+	Sand and gravel working supports existing businesses
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits including landscape and townscape protection and enhancement
12	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits historic environment protection and enhancement
13	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits including bio- and geo-diversity protection and enhancement
14	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits including water resource protection
15	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits including air quality improvement where applicable

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16	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits including reducing flooding where applicable
17	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan.
18	0	0	0	No significant effect

**Policy MD6: Green belt and safeguarded land**

1. In addition to the general requirements that apply in the countryside as set out in Policies CS5 and MD7, all development permitted in the Green Belt must be able to demonstrate that it does not conflict with the purposes of the Green Belt or harm its openness.

**Safeguarded land**

2. In the safeguarded land surrounding Shifnal and Albrighton, only development which would otherwise be acceptable in the Green Belt and which would not prejudice the potential future use of this land to meet the settlements' strategic longer term development needs will be acceptable.

**Community Hubs and Clusters in the Green Belt**

3. In identified Community Hubs and Community Clusters falling within the Green Belt, limited infilling development that accords with Policy MD3 will be permitted so long as it can be demonstrated that it is sympathetic to the character of the settlement and the settlement policy, and in all other respects it meets the policy tests set out in the Local Plan.

**Previously developed sites**

4. Development, including changes of use, on previously developed sites in the Green Belt will be permitted subject to the following criteria :  
i. The development is for employment or economic uses, defence uses, local community use, or affordable housing; and  
ii. It enhances the site and its contribution to the landscape setting, without conflicting with the purposes of Green Belt designation.

**Cosford**

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

SO	Time frame			Comments for MD6
	S	M	L	
1	0	0	0	No significant effect



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2	+	+	+	+	Allows for housing development to meet local community needs
3	+	+	+	+	Supports suitable economic development within the green belt, and RAF Cosford
4	+	+	+	+	Supports existing business use of RAF Cosford
5	0	0	0	0	No significant effect
6	0	0	0	0	No significant effect
7	0	0	0	0	No significant effect
8	0	0	0	0	No significant effect
9	0	0	0	0	No significant effect
10	0	0	0	0	No significant effect
11	+	+	+	+	Protects openness of green belt and requires development in hubs and clusters and on previously developed land to be sympathetic to landscape and townscape character
12	0	0	0	0	Protects some areas from development thus supports the preservation of the heritage assets
13	0	0	0	0	Protects some areas from development thus supports the preservation of the natural assets
14	0	0	0	0	No significant effect
15	0	0	0	0	No significant effect
16	0	0	0	0	No significant effect
17	+	+	+	+	Protects agricultural land
18	+	+	+	+	Allows re-use of previously developed sites and offers opportunities for same through infilling in hubs and clusters

**Policy MD7: Managing development in the countryside**

Further to Core Strategy Policy CS5,

1. Development in the countryside should:

- i. Protect and respect heritage and natural assets and be in accordance with the requirements of: Policy MD2 (Sustainable Design); Policy MD12 (Natural & Historic Environment); Adopted Natural and Historic Environment SPDs and, where appropriate, the AONB Management Plan;

and

- ii. Be sited where local infrastructure can accommodate the needs of the development and where there will be no unacceptable impacts on environmental quality and existing residential amenity.

2. For all developments, if new buildings are proposed, applicants should first be able to demonstrate that appropriate opportunities have been taken to reuse or adapt soundly constructed existing buildings within the site. The scale and design of new buildings will be particularly important, having regard to Policy MD2, suitability for purpose, location and setting. Where proposals for the re-use of existing buildings are



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permitted, if required in order to safeguard the character of converted buildings and their setting, Permitted Development Rights will be removed.

3. New rural tourism, leisure and recreation, and business developments, in addition to demonstrating their need for a countryside location, must also be supported by viable business plans.

**Housing**

4. To protect the character of the countryside, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters;

5. Dwellings to house essential rural workers will be permitted if:

- i. there are no other existing suitable and available affordable dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural enterprise, and
- ii. in the case of a primary dwelling to serve an enterprise without existing permanent residential accommodation, relevant financial and functional tests are met and it is demonstrated that the business is viable in the long term and that the cost of the dwelling can be funded by the business. If the new dwelling is no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing will be required, calculated in accordance with the current prevailing target rate and related to the floorspace of the dwelling.

SO	Time frame			Comments for MD7
	S	M	L	
1	0	0	0	No significant effect
2	+	+	+	Provides for affordable and rural workers dwellings to meet housing need
3	+	+	+	Requirement that rural tourism, leisure and recreation and business developments have viable business plans promotes strong and sustainable economy
4	+	+	+	Supports existing rural businesses to diversify
5	0	0	0	No significant effect
6	+	+	+	Requirement to site development where local infrastructure can accommodate it will reduce need to travel
7	+	+	+	Restricting development in the countryside conserves amenity value for sporting, recreational and cultural activities
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	++	++	++	Development proposals are required to protect and respect natural assets including landscape character
12	++	++	++	Development proposals are required to protect and respect historic environment

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13	++	++	++	Development proposals are required to protect and respect natural assets
14	0	0	0	No significant effect
15	0	0	0	No significant effect
16	0	0	0	No significant effect
17	++	++	++	Restricting development in the countryside conserves agricultural land
18	+	+	+	Promotes the reuse or adaptation of existing buildings

**Policy MD8: Infrastructure provision**

**Existing Infrastructure**

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

**New Strategic Infrastructure**

3. Applications for new strategic energy, transport, water management and telecommunications infrastructure will be supported in order to help deliver national priorities and locally identified requirements, where its contribution to agreed objectives outweighs the potential for adverse impacts. Particular consideration will be given to the potential for adverse impacts on:
  - i. Residential and other sensitive neighbouring land uses;
  - ii. Visual amenity;
  - iii. Landscape character and sensitivity, including impacts on sensitive skylines;
  - iv. Recognised natural and historic assets and their setting, including the Shropshire Hills AONB (Policy MD12);
  - v. The visitor and tourism economy including long distance footpaths, cycle tracks and bridleways (Policy MD14);
  - vi. Noise, air quality, dust, odour and vibration;
  - vii. Water quality and resources;
  - viii. Impacts from traffic and transport during the construction and operation of the infrastructure development;

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

4. The following infrastructure specific criteria will also apply:  
*Renewable Energy Infrastructure*

- i. In the case of wind energy proposals, particular attention will also be paid to the potential for adverse impacts on the safe operation of military and civilian aircraft, impacts on telecommunications equipment and to potential adverse impacts from shadow flicker, amplitude modulation and electro-magnetic interference;
- ii. In the case of biomass, anaerobic digestion and geothermal energy proposals, particular attention will be also be paid to the potential for opportunities to recover heat and power;
- iii. In the case of hydro-electric energy schemes, particular attention will also be paid to impacts on flood risk, water quality and fish stocks;

*Other New Infrastructure*

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

*Monitoring and Decommissioning*

- vii. Where planning permission establishes performance standards, applicants will be expected to demonstrate compliance through the submission of regular monitoring reports;
- viii. Proposals for temporary infrastructure will be expected to include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use;

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

SO	Time frame			Comments for MD8
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	+	+	+	Support for new infrastructure helps to promote a strong economy both through its delivery and the enabling role it plays for other development

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4	++	++	++	Requirement for measures to address capacity shortfall and support for new infrastructure encourage inward investment and support existing businesses
5	+	+	+	Offers opportunity to support and expand existing public transport , cycling and walking infrastructure
6	+	+	+	Supports provision of telecommunications infrastructure which enables home working and reduces the need to travel
7	+	+	+	Supports community identified needs for a range of sport, recreational and cultural services and facilities
8	+	+	+	Supports community identified needs including for healthcare facilities,
9	++	++	++	Supports renewable energy infrastructure
10	++	++	++	Supports new infrastructure aimed at adapting to climate change
11	++	++	++	Protects landscape character from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on landscape character
12	++	++	++	Protects historic environment from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on historic environment
13	++	++	++	Protects natural environment from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on natural environment
14	++	++	++	Protects water quality from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on water quality
15	0	0	0	No significant effect
16	++	++	++	Supports new water management infrastructure which is likely to reduce the risk of flooding
17	0	0	0	No significant effect
18	0	0	0	No significant effect

**Policy MD9: Safeguarding and improving employment investment**

**Safeguarding employment investment**

1. The location, purpose and redevelopment potential of the existing strategic sites and employment areas to be safeguarded are described in Appendix X in accordance with policy CS14 and are
  - i. shown on the Proposals Map which also identifies the area to be safeguarded with committed development and regeneration opportunities which support the strategic employment land supply
  - ii. safeguarded for Class B uses and other related employment uses
  - iii. promoted for improvements to their infrastructure, floorspace, built fabric, visual character and appearance and their operation and management
2. In rural areas, existing employment areas will be safeguarded for Class B uses or related employment uses to satisfy the Local Plan objectives

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	<p>or to meet the needs of the community</p> <p>3. The degree of protection afforded to safeguarded employment sites will be proportionate to the presence of regeneration opportunities, the uses and employers on the site, and their significance in the local economy</p> <p>4. This authority will work with partners, stakeholders, businesses and investors to deliver these objectives to support the strategic employment land supply identified in Policy MID4 to maintain local employment opportunities and sustain key local employers</p> <p><b>Delivering improvements to safeguarded sites</b></p> <p>5. Proposals for redevelopment on safeguarded sites will be considered sustainable development that is “good enough to approve” where the proposals:</p> <ol style="list-style-type: none"> <li>1. provide Class B or related employment uses</li> <li>2. satisfy Local Plan policies and supporting evidence in the SAMDev</li> <li>3. meet the requirements of the Place Plans</li> <li>4. would not cause harm or conflict with adjoining uses</li> </ol> <p>6. Proposals to remove the safeguarding of existing employment areas require the support of the local community and evidence of 3 marketing campaigns in a period not less than 12 months showing the site is no longer commercially viable or employment use. Proposals for alternative development will be expected to satisfy the criteria above.</p> <p>7. Safeguarded land will support the strategic employment land supply especially to provide other development options where a settlements requirement for employment development is unlikely to be met within the Local Plan period. These options should be explored on a timely basis before the end of the plan period.</p> <p>Planning consent will be renewed for Class B or related employment uses which contribute to the Local Plan objectives and satisfy the Place Plans</p>
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SO	Time frame			Comments for MD9
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	++	++	++	Safeguarding existing employment supports Shropshire's economy
4	++	++	++	Safeguarding existing employment uses supports inward investment and existing businesses
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect



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11	0	0	0	No significant effect
12	0	0	0	No significant effect
13	0	0	0	No significant effect
14	0	0	0	No significant effect
15	0	0	0	No significant effect
16	0	0	0	No significant effect
17	0	0	0	No significant effect
18	0	0	0	No significant effect

**Policy MD10: Retail development**

1. Shropshire's network of Strategic, Principal and District Centres, as identified in the Policy CS15, will be supported by focussing new retail development into Primary Shopping Areas, and in particular Primary and Secondary Frontages as defined on the Proposals Map.
2. Primary Shopping Areas:
  - i. Within Primary Shopping Areas all proposals are expected to maintain an active and continuous frontage. Within ground floor premises there will be:
    - a) a presumption in favour of retail proposals, appropriate to the role and function of the centre, which improves the overall provision of the centre;
    - b) a presumption against changes of use away from A1 (shops), A2 (Financial and Professional Services) and A3 (Restaurants and Cafes).
  - ii. The Primary and Secondary Shopping Frontages for Shrewsbury and Oswestry are defined on the Proposals Map. Within Shrewsbury the Primary Shopping Frontage includes the new Riverside area.
  - iii. The Primary Shopping Frontage is the focus for retail activity within the centres and any change of use away from retail will be resisted.
  - iv. Within the Secondary Shopping Frontage town centre uses with active frontages will be acceptable although proposals should not result in an over concentration or undue dominance of non-retail uses.
3. Retail Impact Assessments:



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- i. The applicants of locally significant retail proposals on the edge of or outside town centres will be required to complete and submit a Retail Impact Assessment as part of their planning application.
  - ii. The following floorspace thresholds will be used to determine the significance of proposals and therefore whether a Retail Impact Assessment will be needed:
    - o Strategic Centre (Shrewsbury) – 500sqm gross floorspace and above;
    - o Principal Centres – 300sqm gross floorspace and above;
    - o District Centres – 200sqm gross floorspace and above.
  - iii. In identified development settlements without a defined town centre retail development proposals over 200sqm, which are not within the locally recognised ‘high street’ or village centre, should be accompanied by a Retail Impact Assessment.
  - iv. The Council will not permit proposals which have a significant impact on the town centres, or where it is considered the scope of the Retail Impact Assessment is insufficient.
  - v. Retail Impact Assessments should have regard to the degree of impact on locally distinctive features and assets, as well as to the impact on committed and planned investment in centres and other criteria contained in national planning guidance.
- Where retail proposals on the edge of or outside town centres are permitted, restrictive conditions will normally be applied to the percentage of floorspace dedicated to the sale of comparison retail items in order to protect the primacy of town centres as the preferred retail destination.

SO	Time frame			Comments for MD10
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	++	++	++	Supports the retail sector of Shropshire’s economy,
4	++	++	++	Supports existing businesses and encourages further investment through ensuring retail investment is focused on established centres
5	++	++	++	Focus on existing centres exploits existing transport infrastructure and encourages further provision
6	++	++	++	Focuses retail development to existing, accessible centres thus reducing the need to travel
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	+	+	+	Support for retail function of Shropshire’s settlements conserves traditional use and character

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12	+	+	+	+	Focus on existing centres protects existing historic features in the wider countryside
13	+	+	+	+	Focus on existing centres protects existing natural environment assets in wider countryside
14	0	0	0	0	No significant effect
15	0	0	0	0	No significant effect
16	0	0	0	0	No significant effect
17	+	+	+	+	Focus on existing centres protects agricultural land
18	+	+	+	+	Focusing on existing centres represents an efficient use of land,

**Policy MD11: Tourism facilities and visitor accommodation**

1. Tourism, leisure and recreation development proposals that demonstrate they require a countryside location in accordance with MD7 will be permitted where the proposal complements the character and qualities of the site's immediate surroundings, adds to the Shropshire offer, does not adversely impact on the wider tranquility of the area and meets the requirements in Policies CS5, CS16, MD7, MD12 and relevant local and national guidance. Proposals within and adjoining the Shropshire Hills AONB should pay particular regard to landscape impact and mitigation.
2. Canalside development:
  - i. Proposals for canalside development need to demonstrate how they enhance the canal's role as a multifunctional resource. Proposals will only be permitted in accessible locations and where the scale of proposal, and the impact on the character of the site and its surroundings is acceptable. Proposals for new marinas will need to be located close to existing settlements and applicants should demonstrate the capability of the canal network to accommodate the development.
  - ii. The Proposals Map identifies the canals to be protected against other forms of development.
3. Visitor accommodation:
  - i. Further to Policy CS16, proposals for new and extended touring caravan and camping sites need to:
    - a. Be well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and landscaping and planting schemes where appropriate; and
    - b. Have regard for the cumulative impact of visitor accommodation on the landscape or environmental qualities of the area or over intensification of the site.
  - ii. In addition, proposals for static caravans, chalets and log cabins, and all proposals of a larger scale, will need to demonstrate they are comprehensively planned and located in highly accessible locations with clear links to a tourism attraction. Ancillary structures should be integral to the scheme, and closely related to the visitor accommodation in scale and function.

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iii. For existing static caravan, chalet and log cabin sites in areas of highest flood risk consideration should be given to relocation to areas of lower flood risk ensuring they are capable of being made safe for the lifetime of the development.

iv. New sites for visitor accommodation and extensions to existing chalet and park home sites in the Severn Valley will be resisted due to the cumulative impact on the qualities of the area from existing sites.

v. Proposals for permanent new build holiday lets will be supported within development settlements identified in Policy MD3. Proposals in the countryside will be considered as new open market residential development which is restricted in Policies CS5 and MD7.

To retain the economic benefit to the visitor economy the Council will apply appropriate conditions to restrict visitor accommodation to tourism uses.

SO	Time frame			Comments for MD11
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	+	+	+	Supports the tourism and leisure sector of the Shropshire economy
4	+	+	+	Supports the diversification of the rural economy
5	0	0	0	No significant effect
6	+	+	+	Requirement for canalside and visitor accommodation to be in accessible locations will reduce the need to travel
7	++	++	++	Support for tourism, leisure and recreation promotes participation in a range of recreational and cultural activities
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	++	++	++	The requirements that proposals complement the character and qualities of the site's immediate surroundings, caravan and camping sites provide screening and the AONB is particularly respected, protect Shropshire's landscapes and townscapes
12	+	+	+	Historic environment protected through restriction of canalside and new holiday let accommodation to existing settlements and requirement that other proposals meet MD12
13	+	+	+	Bio-and geo-diversity protected through restriction of canalside and new holiday let accommodation to existing settlements and requirement that other proposals meet MD12
14	0	0	0	No significant effect
15	0	0	0	No significant effect

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16	+	+	+	Static caravan, chalet and log cabin sites in areas of high flood risk encouraged to relocate to lower risk areas
17	+	+	+	Restriction of permanent uses of land to settlements protects agricultural land
18	0	0	0	No significant effect

**Policy MD12: Natural and historic environment**

1. Shropshire Council will require new development proposals to conserve, enhance and restore Shropshire's natural and heritage assets and landscape character in order to support the delivery of CS6 and CS17. Internationally and nationally important habitats, sites of wildlife conservation and geological interest and legally protected species will be afforded the highest level of protection in accordance with the relevant legislation and policy. Great weight will also be accorded to conserving and enhancing the natural beauty of the Shropshire Hills AONB having regard to the AONB Management Plan. Heritage assets will be safeguarded in accordance with their significance.
2. Development proposals which are likely to have a significant adverse effect, directly, indirectly or cumulatively, on any of the following assets:
  - i. the special qualities of the Shropshire Hills AONB;
  - ii. locally designated sites;
  - iii. priority species;
  - iv. priority habitats
  - v. valued woodlands, trees and hedges;
  - vi. designated heritage assets and non-designated heritage assets of demonstrably equivalent significance;
  - vii. geological assets;
  - viii. visual amenity;
  - ix. the landscape character and local distinctiveness of the area in which the proposal is located.

will be rejected unless:

  - x. the social or economic benefits of the development proposal can be demonstrated to clearly outweigh the harm to the assets; and
  - xi. there is no satisfactory alternative means of delivering the proposal

In these circumstances, a hierarchy of mitigation then compensation measures will be sought through planning conditions and agreements. Proposals should demonstrate that on-site measures are not feasible, before off-site measures will be considered. All mitigation and compensation provisions will also be required to include the following as appropriate:

  - i. long term sustainable management plans, including proposals for implementation

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- ii. for heritage and geological assets, measures to record the loss of significance to the asset and to advance understanding in a manner proportionate to the asset's importance and the level of impact
- 3. Proposals which deliver positive benefits for natural and heritage assets and landscape character will be supported where they comply with other Local Plan policies. Support will be given to proposals which appropriately conserve, enhance, restore or re-create assets, in particular where these improve the condition, extent, value or significance of those assets which are recognised as being at risk and/or in poor condition.
- 4. In addition, proposals in Nature Improvement Areas and those affecting biodiversity or geodiversity interests at a landscape scale, including across administrative boundaries and in the Shropshire Hills AONB, will be encouraged to contribute positively to the special characteristics and local distinctiveness of that area. Partnership working will be encouraged where appropriate, to achieve this objective, in accordance with policies CS8, CS9 and CS17.

SO	Time frame			Comments for MD12
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	0	0	0	No significant effect
4	0	0	0	No significant effect
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	+	+	+	Protection of valued landscape, natural and historic assets conserves amenity value of countryside and heritage features
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	+	+	+	Protection of natural environment creates potential for adaptation to climate change
11	++	++	++	Protects landscape character from significant adverse impacts of development
12	++	++	++	Protects the historic environment from significant adverse impacts of development
13	++	++	++	Protects bio- and geo-diversity from significant adverse impacts of development
14	+	+	+	Protection of natural environment provides ecosystem services including water resources
15	+	+	+	Protection of natural environment provides ecosystem services including good air quality
16	+	+	+	Protection of natural environment provides ecosystem services including flood prevention
17	+	+	+	Protection of natural environment conserves ecosystem services including soil quality
18	0	0	0	No significant effect



**Policy MD13: Waste management facilities**

The development of waste transfer, recycling and recovery facilities will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:

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



SO	Time frame			Comments for MD13
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	+	+	+	Supports the waste management sector of Shropshire's economy,
4	+	+	+	Supports existing waste management businesses and encourages further investment
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	+	+	+	Supports recycling and recovery facilities which reduce use of other forms of energy
10	0	0	0	No significant effect
11	++	++	++	Requirement to control adverse impacts on natural environment protects landscape and townscape character
12	++	++	++	Requirement to control adverse impacts on historic environment protects heritage features
13	++	++	++	Requirement to control adverse impacts on natural environment protects bio- and geo-diversity
14	++	++	++	Requirement to control adverse impacts on natural environment protects water resources
15	++	++	++	Requirement to control adverse impacts on natural environment protects air quality
16	0	0	0	No significant effect
17	+	+	+	Restriction on spreading of wastes to land reduces risk of contamination and protects soil quality
18	++	++	++	Promotes use of waste as a resource which reduces need for primary aggregates

**Policy MD14: Landfill and landraising sites**

1. Proposals for new sites or extended landfill or landraising facilities will only be supported where:
  - i. No viable alternative form of waste management, higher up the waste hierarchy, is available or practicable;
  - ii. The proposed development would provide a solution for waste generated in Shropshire or for cross boundary waste flows consistent with the principle of 'equivalent self sufficiency';
  - iii. The additional capacity generated would not prejudice the completion or restoration of existing landfill and landraising sites.
2. Proposals for new landfill or landraising facilities or extensions to existing facilities must:

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	i.	Comply with relevant water management and water resource protection policy requirements (CS18 / EA guidance links in supporting text);
	ii.	Demonstrate to the satisfaction of the WPA that the need for the facility outweighs any adverse environmental impacts which the proposal is likely to cause;
	iii.	Make provision for the management and control of the generation of any leachate and landfill gas, including, wherever feasible, the recovery of energy from landfill gas;
	iv.	Comply with other relevant policies of the Development Plan.
3.		Proposals for new landfill or landraising facilities or extensions to existing facilities will include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. On non-hazardous landfill sites interim restorations will be required to allow time for settlement to slow sufficiently before restoration is completed. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
	i.	Proposals which take account of the geography of the site, its surroundings, and any development plan policies relevant to the area;
	ii.	Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
	iii.	A Management Plan, which should address the management requirements during each phase of the proposed development;
	iv.	A Reclamation Plan;
	v.	Provision for a 5 year period of aftercare;
		Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.

SO	Time frame			Comments for MD14
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	0	0	0	No significant effect
4	0	0	0	No significant effect
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect

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9	+	+	+	Support for recycling and recovery facilities before landfill and landraising, and support for recovery of energy from landfill gas, will reduce use of other forms of energy
10	0	0	0	No significant effect
11	++	++	++	The requirements that the need for the facility outweighs any adverse environmental impacts, and for satisfactory restoration proposals, will protect landscape character
12	++	++	++	The requirements that the need for the facility outweighs any adverse environmental impacts, and for satisfactory restoration proposals, will protect the historic environment
13	++	++	++	The requirements that the need for the facility outweighs any adverse environmental impacts, and for satisfactory restoration proposals, will protect bio- and geo-diversity.
14	++	++	++	Proposals are required to comply with relevant water management and water resource protection policy requirements
15	+	+	+	Requirement to make provision for the management and control of landfill gas protects air quality
16	0	0	0	No significant effect
17	0	0	0	No significant effect
18	+	+	+	Efficient use of land supported through emphasis on landfill and landraising only being permitted where no other viable alternative form of waste management higher up the waste hierarchy is available or practicable;

**Policy MD15: Mineral safeguarding**

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

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

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

SO	Time frame			Comments for MD15
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	+	+	+	Ensures mineral working able to continue to support Shropshire's economy
4	+	+	+	Safeguarding mineral resources supports existing extraction industry
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	0	0	0	No significant effect
12	0	0	0	No significant effect
13	0	0	0	No significant effect
14	0	0	0	No significant effect
15	0	0	0	No significant effect
16	0	0	0	No significant effect
17	0	0	0	No significant effect
18	0	0	0	No significant effect

**Policy MD16: Managing the Development and Operation of Mineral Sites**

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



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<p>development;</p> <p>iv. A Reclamation Plan;</p> <p>v. Provision for a 5 year period of aftercare;</p> <p>Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site;</p> <p>3. Proposals for the working of unconventional hydrocarbons should clearly distinguish between exploration, appraisal and production phases and must demonstrate that they can satisfactorily address constraints on production and processing within areas that are licensed for oil and gas exploration or production. Particular consideration will be given to the need for comprehensive information and controls relevant to the protection of water resources;</p> <p>4. Where relevant, applications for the winning and working of coal should include proposals for the separation and stockpiling of fireclay so that its value as a mineral resource can be captured;</p> <p>5. A flexible approach will be adopted to the duration of planning consents for very small scale, intermittent but long term or temporary working to work locally distinctive building and roofing stone;</p> <p>6. Where ancillary development is proposed, proposals should include satisfactory measures to minimise adverse effects, including:</p> <p>i. Locating the ancillary development within or immediately adjacent to the area proposed for mineral working or on an established plant site;</p> <p>ii. Restricting the principal purpose to a purpose in connection with the winning and working of minerals at the site or the treatment, storage or removal of minerals excavated or brought to the surface at that site;</p> <p>iii. For imported minerals, where necessary, to limit the quantities involved to control the volume and type of traffic, and the establishment of an acceptable route for the traffic to and from the site;</p> <p>iv. The cessation of the ancillary development when working of the mineral for which the site was primarily permitted has ceased and removal of plant and machinery to allow full restoration of the site.</p> <p>Where ancillary development could have an adverse effect on the local environment which cannot be mitigated to acceptable levels, a condition may be attached to the planning permission to control the adverse effects by limiting development to an established plant site, or introducing a stand off from sensitive land uses, or mitigating effects in other ways, or as a last resort, withdrawing permitted development rights so that the ancillary development can be properly controlled by the terms of the planning permission.</p>
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SO	Time frame			Comments for MD16
	S	M	L	



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1	0	0	0	0	No significant effect
2	0	0	0	0	No significant effect
3	+	+	+	+	Supports the mineral working sector of the Shropshire economy
4	+	+	+	+	Supports existing extractive industry
5	+	+	+	+	Promotes the use of rail transporting minerals
6	0	0	0	0	No significant effect
7	0	0	0	0	No significant effect
8	0	0	0	0	No significant effect
9	0	0	0	0	No significant effect
10	0	0	0	0	No significant effect
11	++	++	++	++	Requirement to demonstrate that potential adverse impacts on natural and historic environment can be satisfactorily controlled protects landscape and townscape character
12	++	++	++	++	Requirement to demonstrate that potential adverse impacts on natural and historic environment can be satisfactorily controlled protects heritage assets
13	++	++	++	++	Requirement to demonstrate that potential adverse impacts on natural and historic environment can be satisfactorily controlled protects bio- and geo-diversity
14	++	++	++	++	Requirement to demonstrate that potential adverse impacts on natural and historic environment can be satisfactorily controlled protects water resources
15	0	0	0	0	No significant effect
16	+	+	+	+	Criteria requiring consideration of risk of flooding
17	+	+	+	+	Requirement to restore site at the earliest practicable opportunity improves soil quality
18	+	+	+	+	Supports opportunities to reclaim derelict, contaminated or degraded land

## Appendix G: Revised Preferred Options site assessment SA summaries

### Albrighton Place Plan:

#### Albrighton:

Site Ref	SA Summary
ALB002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
ALB003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
ALB015/10	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

#### Albrighton (Employment):

Site Ref	SA Summary	Best option from SA	Chosen option
ELR010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.	ELR010	None- sought views about whether employment should be located in Albrighton or Cosford, given the key constraints of the Green Belt and limited availability of land

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**Bishop’s Castle Place Plan:**

**Bishop’s Castle:**

<b>Site Ref</b>	<b>SA Summary</b>
BISH001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, a young person’s recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, proximity to a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
BISH007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to both a Conservation Area and a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH008sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, a young person’s recreational facility and flood risk. It is negative for access to the primary school, the other three amenities and facilities, landscape sensitivity (which is high for half of the site), proximity to a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
BISH009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people’s recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site for housing is thus judged to be poor.
BISH010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to both a Conservation Area and a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH012	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities, flood risk and previous land use. It is negative for access to the primary school, a local park, an area of natural or semi-natural open space, landscape sensitivity (which is high), proximity to a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
BISH013	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, a young person’s recreational facility and flood risk. . It is negative for access to the primary school, the other three amenities and

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<b>Site Ref</b>	<b>SA Summary</b>
	facilities, landscape sensitivity (which is high), proximity to a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
BISH014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space and a young people's recreational facility, landscape sensitivity (which is medium/high) agricultural land quality and proximity to a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH021	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, proximity to both a Scheduled Ancient Monument (Motte and Bailey of Bishop's Palace) and a Conservation Area, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities and flood risk. It is negative for access to the primary school, an area of natural and semi-natural open space and agricultural land quality. The assessment also shows negatively that 60% of the site is within a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

**Bishop's Castle (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR048	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people's recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.
ELR049	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people's recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

**Bucknell:**

<b>Site Ref</b>	<b>SA Summary</b>
BUCK001sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and the primary school, flood risk and previous land use. It is negative for access to all five amenities and facilities, proximity to a Scheduled Ancient Monument, a Conservation Area, a Wildlife Site and Ancient Woodland and agricultural land quality. All other objectives are neutral. The

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<b>Site Ref</b>	<b>SA Summary</b>
	overall sustainability of the site is thus judged to be poor.
BUCK003	The Stage 2a assessment is positive for access to bus transport and a children's play area. It is negative for access to the primary school, two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; an area of Ancient Woodland and a Wildlife Site, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.
BUCK008	The Stage 2a assessment is positive for access to bus transport the primary school, and a children's play area. It is negative for access to two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; an area of Ancient Woodland and a Wildlife Site, and agricultural land quality. 20% of the site is within flood zone 3. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.
BUCK009	The Stage 2a assessment is positive for access to bus transport and a children's play area. It is negative for access to the primary school, two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; a Wildlife Site, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

**Chirbury:**

<b>Site Ref</b>	<b>SA Summary</b>
CHIR001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (Dovecote at Chirbury Farm) as well as a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
CHIR002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (Dovecote at Chirbury Farm) as well as a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

**Clun:**

<b>Site Ref</b>	<b>SA Summary</b>
CLUN001	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an area of natural or semi-natural open space and an amenity green space and flood risk. It is negative for access to bus transport, the other three amenities and facilities, landscape sensitivity (which is high), proximity to both a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.



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<b>Site Ref</b>	<b>SA Summary</b>
CLUN002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities and flood risk. It is negative for access to the primary school, landscape sensitivity (which is high), proximity to a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

**Clungunford:**

<b>Site Ref</b>	<b>SA Summary</b>
CLUNG001sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children’s play area, a young person’s recreational facility and flood risk. It is negative for access to a primary school, the other three amenities and facilities, location within a Conservation Area, proximity to a Scheduled Ancient Monument and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
CLUNG002sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children’s play area, a young person’s recreational facility and flood risk. It is negative for access to a primary school, the other three amenities and facilities, proximity to a Scheduled Ancient Monument and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Lydbury North:**

<b>Site Ref</b>	<b>SA Summary</b>
LYD001	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, play area and open space. It is negative for access to bus transport, 3 out of the five amenities and facilities, proximity to a Conservation Area and a Registered Park or Garden and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
LYD002	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, play area and open space. It is negative for access to bus transport, 3 out of the five amenities and facilities, proximity to a Conservation Area and a Registered Park or Garden and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
LYD003	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood



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Site Ref	SA Summary
LYD004	<p>events caused by watercourses but does not take into account the significant accessibility of the school anywhere in the village and the occurrence of surface water flooding. The assessment is therefore, significantly negative for access to bus transport and for access to all five amenities and facilities. The site is also close to the Conservation Area and within the setting of the Registered Park of Walcot Hall and comprises Grade 2 agricultural land. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be poor.</p> <p>The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events caused by watercourses but does not take into account the significant accessibility of the school anywhere in the village and the occurrence of surface water flooding. The assessment is therefore, significantly negative for access to bus transport and for access to all five amenities and facilities. The site also lies partially within Walcot Hall and is close to the Conservation Area and comprises Grade 3 agricultural land. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be poor.</p>
LYD005	<p>The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the immediate proximity of the primary school and the absence of recorded flood events caused by the watercourse but does not take into account the occurrence of surface water flooding. The assessment is therefore, significantly negative for access to all five amenities and facilities but fails to recognise proximity to the village bus stop. The site also lies within the Conservation Area and comprises an area of Grade 2 agricultural land although this land is heavily wooded. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size and physical integration of the site.</p>
LYD006	<p>The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events caused by the watercourse but does not take into account the ready accessibility of the key services in the village. The assessment is therefore, significantly negative for access to the other five amenities and facilities but fails to recognise the ready access to the village bus stop. The site also adjoins the Conservation Area and comprises an area of Grade 2 agricultural land although the site is surrounded by development. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.</p>
LYD007	<p>The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop, part time fruit and veg store and church. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises an area of Grade 3 agricultural land although the site is enclosed and located close to residential development. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.</p>
LYD008	<p>The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment</p>

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Site Ref	SA Summary
	<p>only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises an area equally divided between Grade 2 and Grade 3 agricultural land although the site is enclosed, more closely contained within the village than LYD007 and located close to residential development. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.</p>
LYD009	<p>The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of the community shop and the existence of the part time fruit and veg store. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site theoretically overlays Grade 2 agricultural land but is an underused, brownfield site in need of clearance and regeneration to improve the character of the village. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.</p>
LYD010	<p>The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises Grade 2 agricultural land although the site is well contained within the village by being enclosed by residential development, and is broken by field trees and the wooded spring. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.</p>
LYD011	<p>The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises Grade 2 agricultural land although the site is well contained within the village by being enclosed by residential development and hedgerows and trees the site adjoins and is elevated above the edge of the Conservation Area. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.</p>
LYD012	<p>The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but this does not take into account the significant accessibility of the school anywhere in the village and the potential for surface water flooding. The assessment is therefore, significantly negative for access to bus transport and for access to all five amenities and facilities. The site is also close to the Conservation Area and comprises Grade 2 agricultural land which is contiguous with the open countryside to the north of the settlement. In the context of the sustainability of Lydbury North and its</p>

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<b>Site Ref</b>	<b>SA Summary</b>
LYD0013	relative isolation the overall sustainability of the site is judged to be poor. The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises an area equally divided between Grade 2 and Grade 3 agricultural land although the site is enclosed, more closely contained within the village than LYD007 and located close to residential development. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.

**Worthen and Brockton:**

<b>Site Ref</b>	<b>SA Summary</b>
WORTH001/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area, flood risk and previous land use. It is negative for access to the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be fair.
WORTH002/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and previous land use. It is negative for access to the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be fair.
BROC001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be poor.

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**Bridgnorth Place Plan:**

**Bridgnorth (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
BRID001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, together with high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route, low flood risk and the potential use of previously developed land. However, the site is in the Green Belt and is entirely divorced from the built area of Bridgnorth with no local services and facilities. Overall sustainability of the site is therefore judged to be poor.
BRID004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space and high landscape sensitivity. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, proximity to the Conservation Area and tree impacts, including proximity to Ancient Woodland. The site scores positively for access to a bus route, access to open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, and access to some types of Open Space. The site scores positively for access to a bus route and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, proximity to the Conservation area and potential impacts on protected trees. The site scores positively for access to a bus route, open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID014/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and open space, proximity to the Panpudding Hill Scheduled Ancient Monument and the Conservation area, high landscape sensitivity and



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<b>Site Ref</b>	<b>SA Summary</b>
	potential impacts on protected trees. The site scores positively for access to Primary Schools and low flood risk. Overall sustainability of the site is therefore judged to be poor.
BRID015/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, flood risk and potential impacts on protected trees and agricultural land. The site is close to historic and current waste management facilities. The site scores positively for access to Primary Schools and some types of open space. Overall sustainability of the site is judged to be poor.
BRID016/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the Conservation Area, Scheduled Ancient Monument and agricultural land. The site scores positively for access to Primary Schools, some types of open space and Flood Risk. Overall sustainability of the site is judged to be poor.
BRID017/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary schools and most types of open space, together with potential impacts on agricultural land. The site is within 250m of a previous landfill site. The site scores positively for access to bus routes and some types of open space. Overall sustainability of the site is judged to be poor.
BRID018/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to most types of open space, together with potential impacts on agricultural land. The site is within 250m of a previous landfill site. The site scores positively for access to bus routes schools and some types of open space, although the site is separated from the town by the bypass. Overall sustainability of the site is judged to be poor.
BRID020A/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID020B/09 (inc.BRID004)	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID023/10	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity, impacts on protected trees and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID025	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, primary schools and open space, high landscape sensitivity, potential impacts on the Conservation Area and a Wildlife Site and agricultural land quality. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.

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<b>Site Ref</b>	<b>SA Summary</b>
BRID026	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, primary schools and open space, high landscape sensitivity, potential impacts on the Conservation Area and agricultural land quality. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.
BRID027	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, Primary Schools and open space, proximity to the Panpudding Hill Scheduled Ancient Monument (across the bypass) and the Conservation area, high landscape sensitivity and potential impacts on protected trees. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.
BRIDG028sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities and flood risk. It is negative for access to a primary school, a children's play area, a young person's recreational facility, location within both a Scheduled Ancient Monument and a Conservation Area, presence of a group Tree Preservation Order, proximity to a Wildlife Site and a previous landfill site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Bridgnorth (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of land to the North. Overall sustainability of the site is therefore judged to be fair.
ELR012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the wider development in this area. Overall sustainability of the site is therefore judged to be fair.
ELR013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the wider development in this area. Overall sustainability of the site is therefore judged to be fair.
ELR014	The Stage 2a assessment (sustainability appraisal) scores the site negatively for flood risk, impacts on protected trees



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<b>Site Ref</b>	<b>SA Summary</b>
	and agricultural land quality. The site is within 250m of a historic landfill site. The site scores positively for access to bus routes and the potential to address previously developed land. Overall sustainability of the site is therefore judged to be poor.
ELR015	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site is within the Green Belt and its development is therefore contrary on principle to national and local policy. The site scores positively for access to bus routes, flood risk and the potential to address previously developed land. Overall sustainability of the site is therefore judged to be poor.
ELR077 (part of ELR012)	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. The relative landscape impact must be re-assessed in light of the wider development in this area. Overall sustainability of the site is therefore judged to be fair.

**Ditton Priors:**

<b>Site Ref</b>	<b>SA Summary</b>
DITT05/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to the Conservation area and potential impacts on protected trees and agricultural land. The site scores positively for access to bus routes, the Primary School, some types of open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
DITT06/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, the Primary School and open space, proximity to the Conservation area and potential impacts on agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.

**Neenton:**

<b>Site Ref</b>	<b>SA Summary</b>
NEE001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and open space, being within the Conservation area and potential impacts on agricultural land. The site scores positively for access to bus routes and low flood risk. Overall sustainability of the site is therefore judged to be fair given the local context.

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**Broseley Place Plan:**

**Broseley (Employment):**

<b>Site ref</b>	<b>SA Summary</b>
ELR016	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, landscape sensitivity and potential impacts on high quality agricultural land. The site scores positively for access to bus routes and for low flood risk. Overall sustainability of the site is judged to be fair.
ELR017	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, high landscape sensitivity and potential impacts on the Conservation Area, Ancient Woodland and high quality agricultural land. The site contains an historic landfill site. The site scores positively for access to bus routes, amenity open space and for low flood risk. Development of the site could help to address potential brownfield issues arising from its previous use for the manufacture of clay bricks and tiles, mining and quarrying. Overall sustainability of the site is judged to be fair.
ELR018	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high landscape sensitivity and potential impacts on the Conservation Area. The site scores positively for access to bus routes, open space and for low flood risk. Development of the site could help to address potential brownfield issues arising from its previous use for mining and quarrying. Overall sustainability of the site is judged to be fair.

**Church Stretton Place Plan:**

**Church Stretton (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
CSTR004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport the primary school, three out of the five amenities and facilities and flood risk. It is negative for landscape sensitivity (which is high), proximity to the Nover's Hill Scheduled Ancient Monument, the Church Stretton Conservation Area and the Long Mynd Site of Special Scientific Interest (SSSI). The assessment also shows that all but the southern end of the site is covered by a group Tree Preservation Order. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five amenities and facilities and flood risk. It is negative for access to the primary school, the other two amenities and facilities, landscape sensitivity (which is high) and proximity to both an area of Ancient Woodland and the Long Mynd SSSI. The assessment also shows that the site lies within the Church Stretton Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five facilities and amenities and flood risk. It is negative for access to the other three facilities and amenities, landscape sensitivity (which is high) and proximity to the Church Stretton Conservation Area, an area of Ancient Woodland and the Long Mynd SSSI. All

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<b>Site Ref</b>	<b>SA Summary</b>
CSTR009	<p>other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to an area of natural or semi-natural open space and flood risk. It is negative for access to the other four facilities and amenities and proximity to the Church Stretton Conservation Area, the Long Mynd SSSI and an area of Ancient Woodland. The presence of a group Tree Preservation Order on the site also shows as a negative. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p>
CSTR013	<p>The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, bus transport, all amenities and facilities and for proximity to Brockhurst Castle Scheduled Ancient Monument, an area of Ancient Woodland and a Wildlife Site. The site is being promoted for employment use so access to a primary school and other amenities and facilities is less important than if the site were to be used for housing. All other sustainability objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair.</p>
CSTR014	<p>The Stage 2a assessment is positive for access to all facilities and amenities except amenity green space. Negative scores recognise that small parts of the site fall within 300m of the Church Stretton Conservation Area or within 100m of the Coppice Leasowes Local Nature Reserve and the site is on Grade 3 agricultural land. With the exception of the latter, only small parts of the site are affected by negative scores and it is likely that any development could be designed to avoid any adverse impact. All other sustainability objectives are neutral. Consequently, the overall sustainability of the site is judged to be good.</p>
CSTR017	<p>The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, the primary school, all amenities and facilities, landscape sensitivity (which is high), proximity to Ancient Woodland and to a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p>
CSTR018	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, two out of the five amenities and facilities, flood risk and previous industrial use (a small area was used for electricity distribution). It is negative for access to the other three amenities or facilities and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. Approximately one third of the site is on Grade 3 agricultural land, the remainder is on Grade 4, giving an overall neutral score. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair for either employment or housing use.</p>
CSTR019/R	<p>The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low), access to an area of natural or semi-natural open space and flood risk. It is negative for access to bus transport, the other four amenities and facilities and proximity to an area of Ancient Woodland. The eastern half of the site is also within 250m of a Wildlife Site but careful design of development may help to reduce any impact. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.</p>
CSTR020	<p>The Stage 2a assessment (sustainability appraisal) is positive for flood risk and access to a local park or garden. It is negative for access to the primary school and other facilities. All other sustainability objectives are neutral. The overall</p>

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<b>Site Ref</b>	<b>SA Summary</b>
CSTR021	sustainability is thus judged to be fair. The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, the primary school, all facilities and amenities, landscape sensitivity (which is high) and proximity to both an area of Ancient Woodland and a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR022	The Stage 2a assessment (sustainability appraisal) is positive for flood risk and previous use (two small ponds were in filled between 1840 and 1897). It is negative for access to bus transport, the primary school, all amenities and facilities and for proximity to both an area of Ancient Woodland and a Wildlife Site. Around two-thirds of the eastern part of the site also has high landscape sensitivity. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR023	The Stage 2a assessment is positive for flood risk and previous industrial use (a small disused quarry dating from 1889). It is negative for access to bus transport, the primary school, all facilities and amenities and landscape sensitivity (which is high). It is also within 500m of an area of Ancient Woodland. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR027/09	The Stage 2a assessment (sustainability appraisal) is positive for access to all facilities and amenities, landscape sensitivity (which is low) and flood risk. It shows that the lower part of the field is Grade 3 agricultural land but that the majority of the site is Grade 4, giving an overall neutral score. The assessment is negative for access to bus transport and the primary school. The eastern third of the site is within 250m of a Wildlife Site but careful design of development could reduce any impact. All other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
CSTR028/10	The Stage 2a assessment (sustainability appraisal) is negative for access to bus transport, the primary school, all amenities and facilities and proximity to both an area of Ancient Woodland and a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR0029	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, all facilities and amenities except amenity green space, landscape sensitivity (which is low) flood risk and previous industrial use (a small quarry dating from 1883 is recorded). The assessment is negative for access to the primary school, proximity to an area of Ancient Woodland and to the Coppice Leasowes Local Nature Reserve. The north eastern half of the site is Grade 4 agricultural land, the remainder is Grade 3, giving an overall precautionary negative score. All other sustainability objectives are neutral. The overall sustainability of the site is thus considered to be fair.
CSTR0030	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school and flood risk. It is negative for access to all amenities and facilities, landscape sensitivity (which is high), and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. The whole site is also covered by a group Tree Preservation Order. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, flood risk and previous land use. It is negative for access to the primary school, the other three amenities and facilities, location within an area of natural or semi-natural open space, landscape sensitivity (which is high), proximity to a Conservation Area, a



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<b>Site Ref</b>	<b>SA Summary</b>
	SSSI and to several Ancient Woodlands. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Church Stretton (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
<b>ELR050</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and potential impacts on a local nature reserve (LNR Coppice Leasowes). The site scores positively for access to open space and for low landscape sensitivity. Development of the site could help to address potential brownfield issues arising from its previous use for mining and quarrying. Overall sustainability of the site is judged to be poor.
<b>ELR051</b>	The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, bus transport, all amenities and facilities and for proximity to Brockhurst Castle Scheduled Ancient Monument, an area of Ancient Woodland and a Wildlife Site. The site is being promoted for employment use so access to a primary school and other amenities and facilities is less important than if the site were to be used for housing. All other sustainability objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair.
<b>ELR052</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, two out of the five amenities and facilities, flood risk and previous industrial use (a small area was used for electricity distribution). It is negative for access to the other three amenities or facilities and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. Approximately one third of the site is on Grade 3 agricultural land, the remainder is on Grade 4, giving an overall neutral score. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair for either employment or housing use.
<b>ELR070</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to an area of natural or semi-natural open space, landscape sensitivity (which is low) and flood risk. It is negative for access to bus transport, the primary school, location within an outdoor sports facility, all the other five amenities and facilities and proximity to Ancient Woodland. All other objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair.

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**Cleobury Mortimer Place Plan:**

**Cleobury Mortimer (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
CMO001	Stage 2a scores the site positively on proximity to bus stops, amenity green space, a children's play area and young people's recreational area. It also scores positively for its urban landscape character, and for containing previous industrial or potentially contaminative land use. The site scores negatively on proximity to the primary school and remaining facilities, and for being in the buffer of the conservation area. Overall, in sustainability terms the site is considered good.
CMO002	Stage 2a scored the site positively for proximity to bus stops, children's play area and amenity green space and for being within Flood Zone 1. It scored negatively for proximity to three remaining facilities, primary school, and for containing higher quality agricultural land. It also scored negatively for being within the 300m buffer of the Wayside Cross SAM and conservation area. Although Stage 2a highlighted the site was within the 300m buffer of the Wayside Cross SAM and the conservation area, development here is not considered to affect their setting. Overall, the sustainability of the site is considered fair.
CMO005	Stage 2a scored the site positively for proximity to bus stops, children's play area and amenity green space and for being within Flood Zone 1. It scored negatively for proximity to the primary school and remaining facilities, for being partly in use as an allotment (although private) for containing higher quality agricultural land. It is within the buffer of the conservation area although the site is not expected to unduly impact on the conservation area. Overall, the sustainability of the site is considered fair.
CMO006	Stage 2a only scores the site positively on proximity to bus stops and amenity green space. The site scores negatively on proximity to the primary school and remaining facilities, for being in the buffer of the conservation area and a Scheduled Ancient Monument, for containing higher quality agricultural land, and for containing an (albeit very small) area of Flood Zone 3. Overall, in sustainability terms, following this approach, the site is considered to be fair.
CMO008	In Stage 2a the site scored positively in terms of proximity to bus stops, amenity green space and young people's recreational area and for being within Flood Zone 1. It scored negatively on proximity to primary school, the remaining amenities and for being on better agricultural land. Overall, the site is considered to be fair in sustainability terms.
CMO010	In Stage 2a the site scored positively regarding proximity to bus stops, the primary school, amenity green space, children's play areas and young people's recreational facility and for being urban in landscape character and in Flood Zone 1. It scored negatively due to being within the Conservation Area and proximity to remaining amenities. Overall, the sustainability of the site is considered to be good.
CMO013	In Stage 2a the site scored positively regarding proximity to bus stops, the primary school, amenity green space and play areas, and for being urban in landscape character and in Flood Zone 1. It scored negatively for proximity to remaining amenities and due to being within the Conservation area. Overall, the sustainability of the site is considered to be good.



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**Cleobury Mortimer (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR067	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes and may provide an opportunity to re-use previously developed land and address contamination from former uses. It scores negatively for being within the buffer of a conservation area and for a very small proportion containing Flood Zone 3. Overall, it is considered good in sustainability terms.
ELR068	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes. It scored negatively for containing higher quality agricultural land. Overall the sustainability of the site is judged to be fair.
ELR071	Stage 2a scores the site positively on for being in Flood Zone 1 and for containing a previous industrial uses. The site scores negatively on proximity to bus stops, amenities and facilities, and for containing higher quality agricultural land. Overall, in sustainability terms, following this approach, the site is considered to be fair.

**Kinlet**

<b>Site Ref</b>	<b>SA Summary</b>
KL T001sd	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and access to a primary school. It is scores negatively on proximity to amenities and for being on agricultural land. The site scores neutrally on remaining criteria. Overall, the site's sustainability is considered to be fair based on this appraisal.

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**Craven Arms Place Plan:**

**Craven Arms:**

<b>Site Ref</b>	<b>SA Summary</b>
CRAV001	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and is mainly Grade 2 agricultural land and is used for livestock grazing which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV001 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops. The site is also distant from the local primary school, amenity green spaces and young people's recreational facilities due to the physical barrier of the railway embankment between Clun Road and the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development to the east located within the town. The overall sustainability of the site is therefore judged to be poor.</p>
CRAV002	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development but lies largely within the setting of the existing residential development of Sunningdale and Castle View and development of the site could be screened from view by appropriate landscaping. CRAV002 has a lower Grade 3 agricultural classification than the land at CRAV001 (i.e. Grade 2) but is used for livestock grazing and so still links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV002 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops but a bus stop could be located close to CRAV002. The site is also distant from the local primary school, amenity green spaces and young people's recreational facilities due to the physical barrier of the railway embankment between Clun Road and the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development to the east located within the town. The current sustainability of the site is therefore judged to be poor.</p>
CRAV003	<p>The Stage 2a assessment (sustainability appraisal) shows Grade 2 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity, only limited flood risk on the approach roads, there is an absence of contamination from previous uses and proximity to the waste transfer station is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments. The overall sustainability of the site is therefore judged to be good.</p>
CRAV004	<p>The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site has access to bus services along Clun Road but the bus stops are located some distance away on Clun Road. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49</p>

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Site Ref	SA Summary
CRAV005	<p>(Shrewsbury Road). However, adjoining developments also provide amenity green space and children's play areas in the locality. The site is free from flood risk being elevated in the local landscape. The site accommodates a Tree Preservation Order and is within 500m of Ancient Woodland but this is separated from the site by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be good but care would be needed in the design of any development.</p> <p>The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining town but the elevation of the surrounding land would make access difficult. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). This visible, elevated site is within 500m of the Ancient Woodland of Sallow Coppice and encloses a Scheduled Ancient Monument within the site. This elevated site also has a high landscape sensitivity being visible within the landscape to views from the north and the south of Craven Arms. The overall sustainability of the site is judged to be poor.</p>
CRAV006	<p>The Stage 2a assessment (sustainability appraisal) shows the site is good quality agricultural land used for grazing. The site is accessible to the bus stops and services along Clun Road via Burnside Close and to amenity spaces and children's play spaces in the adjoining town. The railway embankment does not form an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). However, this isolated and partially elevated site is within 500m of the Ancient Woodland of Sallow Coppice and is partially visible to views from the AONB to the south and this site has high landscape sensitivity. The overall sustainability of the site is judged to be fair.</p>
CRAV007	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and lies in the open countryside well beyond the built area of the town. CRAV007 is predominantly Grade 2 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV007 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops further east on Clun Road. The site is distant from the local primary school, amenity green spaces and young people's recreational facilities on the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development within the town but this is some distance from site. The current sustainability of the site is therefore judged to be poor.</p>
CRAV008	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north but is already affected by the development of rural buildings. CRAV008 is predominantly Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. As land in open countryside in a relatively isolated location, site CRAV008 is distant from all local services but does have access to some of the amenity green space and children's play spaces on the western edge of Craven Arms. The land is slightly elevated in the local landscape with an established drainage network and is not significantly affected by flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and access to services and would intensify the</p>

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<b>Site Ref</b>	<b>SA Summary</b>
CRAV009	<p>current development on part of the land.</p> <p>The Stage 2a assessment (sustainability appraisal) shows Grade 3 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity but there is possible contamination on the eastern boundary. The site is close to the waste transfer station but this is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments and the overall sustainability of the site is judged to be good.</p>
CRAV010	<p>The Stage 2a assessment (sustainability appraisal) shows the site has access to bus services along Clun Road but the bus stops are located some distance away on Clun Road. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). The site is free from flood risk being elevated in the local landscape but the development must remove any drainage issues for the surrounding lower lying land. The site is within 500m of Ancient Woodland but this is separated from the site by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be good but care will be needed in completing the partially developed Care Home.</p>
CRAV012	<p>The Stage 2a assessment (sustainability appraisal) shows the site is largely affected by Flood Zone 3a and only the north eastern area of the site was progressed as a potential development site. This will also protect the setting of the extended Newton Conservation Area adjoining the southern part of the site which communicates across the bridging point for Footpaths 21, 22 and 23. The site is accessible to amenity land and the bus stops and services along Corvedale Road and the A49, Shrewsbury Road and to the local primary school but is distant from other recreational facilities along Shrewsbury Road. The potential development land at the north east of the site is well screened by tree cover and relatively low lying in the local landscape and has a low sensitivity to development. The overall sustainability of the site is judged to be fair.</p>
CRAV013	<p>The Stage 2a assessment (sustainability appraisal) shows this visible site has high landscape sensitivity and is good quality Grade 2 and 3a agricultural land used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining neighbourhoods but is distant from the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). The site is within 500m of the Ancient Woodland of Sallow Coppice but is screened from view by site CRAV005 which forms the plateau of this steep hillock. This low lying site which is traversed by a local brook is within Flood Zones 2 and 3a and is prone to surface water and groundwater flooding but infiltration drainage may still be possible subject to further investigations of the local geology. The overall sustainability of the site is judged to be fair.</p>
CRAV014	<p>The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining town but the elevation of the surrounding land and the enclosure of the site would make access difficult. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). This visible, elevated site is within 500m of the Ancient Woodland of Sallow Coppice and encloses a Scheduled Ancient Monument within the site. This elevated site also has a high landscape sensitivity being visible within the</p>



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Site Ref	SA Summary
CRAV015	<p>landscape to views from the south of Craven Arms. The overall sustainability of the site is judged to be poor.</p> <p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north but is already affected by the development of rural buildings. CRAV015 is both Grades 2 and 3 agricultural land which link to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. As land in open countryside in a relatively isolated location, Site CRAV015 is distant from local services but the northern area has improved access along Long Lane to bus services on the A49 and the southern area has access to some of the amenity green space and children's play spaces on the western edge of Craven Arms. The land is slightly elevated in the local landscape with an established drainage network and is not significantly affected by flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and access to services and would intensify the current development on part of the land.</p>
CRAV016	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and lies in the open countryside well beyond the built area of the town. CRAV016 is mixed Grade 2 and Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV016 is close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops further east on Clun Road. The site is distant from the local primary school, amenity green spaces and young people's recreational facilities on the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the groundwater conditions (due to local geology) require further investigation. The current sustainability of the site is therefore judged to be poor.</p>
CRAV017	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV017 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. CRAV017 is located to the north of Long Lane bit is directly adjoining the A49, Shrewsbury Road but there is not existing access and this boundary is heavily screened by trees. Physical proximity to the town provides reasonable access to local services on the A49 and to local employment areas. There is also access to the local Waste Transfer Station, locally is considered to be an important facility. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk but Environment Agency consider the flood risks to be manageable. The sustainability of the site is therefore judged to be fair.</p>
CRAV018	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV018 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. CRAV018 is located directly off Long Lane opposite the Craven Arms Business Park and there is reasonable access to local services on the A49 and to other local employment areas which support</p>

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<b>Site Ref</b>	<b>SA Summary</b>
CRAV019	<p>the aspiration for employment development. There is also access to the local Waste Transfer Station which locally is considered to be an important facility. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk but Environment Agency consider the flood risks to be manageable. The sustainability of the site is therefore judged to be fair.</p> <p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. CRAV019 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. As land in open countryside in a relatively isolated location, Site CRAV019 is distant from local services but the site access along Long Lane to bus services on the A49 and access to the employment opportunities on Craven Arms Business Park. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and the limited access to services.</p>
CRAV020	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV020 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. As land in open countryside in a relatively isolated location, Site CRAV020 is distant from local services but the site access along Long Lane to bus services on the A49 and access to the employment opportunities on Craven Arms Business Park. The land is slightly elevated in the local landscape and there is no flood risk affecting the site but there is a very high risk of groundwater flooding and a significant surface water flood risk. The sustainability of the site is therefore judged to be poor as the impacts of development in this location would relate to landscape and local features of importance, the loss of agricultural land, the limited access to services and the poor relationship of the land to the built form of Craven Arms.</p>
CRAV021	<p>The Stage 2a assessment (sustainability appraisal) shows the site is accessible to bus services along the A49, Shrewsbury Road and recreational facilities around the adjacent Community Centre but is distant from the primary school and amenity green spaces. Located centrally in the town, there is no impact upon the landscape character around the town. The site is located close to the extended Newton Conservation Area but is not directly visible from this older neighbourhood and the current state of the site is very poor. There is no flood risk to the site from any local watercourses. The overall sustainability of the site is judged to be good.</p>
CRAV022	<p>The Stage 2a assessment (sustainability appraisal) shows good accessibility to bus (and rail) services on Corvedale Road and the A49, Shrewsbury Road and to recreational facilities and the primary school. Located in the east of the town but visible from the Corvedale and Halford village there would be an impact on landscape character but a redevelopment has the potential to improve the current visual character of the site which could also make a positive contribution to the Newton Conservation Area. There is a potential flood risk across the whole site from the River Onny and the extent of this flood risk requires further investigation. The long standing employment use could indicate potential ground contamination of the land. The overall</p>



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Site Ref	SA Summary
CRAV023	<p>sustainability of the site is judged to be fair.</p> <p>The Stage 2a assessment (sustainability appraisal) shows good accessibility to bus (and rail) services on the A49, Shrewsbury Road and to recreational facilities around the adjacent Community Centre but is distant from the primary school. Located in the north of the town, there is no impact upon the landscape character. The site is located close to the Craven Arms Business Park and complements the employment offer in this neighbouring employment area which includes the Waste Transfer Station which is regarded as an important local facility. There is no flood risk to the site from any local watercourses but the long standing employment use and the nature of the activities would indicate potential ground contamination of the land. The overall sustainability of the site is judged to be good.</p>
CRAV024	<p>The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is currently used for grazing. The site provides access to bus services along Clun Road but is some distance from the primary school, bus services and recreational facilities available along the A49 (Shrewsbury Road). The existing developments around the site provide amenity green space and children's play area. The site is also free from flood risk being elevated in the local landscape but surface drainage may cause issues in the surrounding area. The site accommodates a Tree Preservation Order, within 300m of Scheduled Ancient Monument 32289 on Clun Road and 500m of Ancient Woodland but this is separated from the woodland by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be fair but care would be needed in the design of any development.</p>
CRAV025	<p>The Stage 2a assessment (sustainability appraisal) shows the site is accessible to the local primary school, to bus services along the A49, Shrewsbury Road and recreational facilities and amenity green spaces. Located just south of the town centre, there is no impact upon the landscape character due to the enclosure of the site to views from Stokesay Castle to the south. The site is located close to the extended Newton Conservation Area but is not directly visible from this older neighbourhood. There is no flood risk to the site from any local watercourses. The overall sustainability of the site is judged to be fair.</p>
CRAV027	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, a young person's recreational facility, landscape sensitivity (which is low) flood risk and previous land use. It is negative for access to the primary school, the other three amenities and facilities, proximity to both a Conservation Area and a current waste management facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good</p>
CRAV028	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to all five facilities and amenities, proximity to both a Scheduled Ancient Monument and Ancient Woodland and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
CRAV029	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an area of natural or semi-natural open space, amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to bus transport, the other three amenities and facilities, proximity to a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>

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**Craven Arms (Employment):**

Site Ref	SA Summary
ELR053	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to schools, some types of open space. Development has potential to impact on a nearby Scheduled Ancient Monument, protected woodland and high quality agricultural land. Part of the site suffers from high flood risk. Part of the site is within the buffer zone of an existing waste management site (Long Lane). The site scores positively for access to bus routes and some types of open space and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.
ELR054	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the Conservation Area and high quality agricultural land. The whole site suffers from high flood risk. The site scores positively for access to bus routes and for low landscape sensitivity. Overall sustainability of the site is judged to be poor.
ELR055	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on a Scheduled Ancient Monument (Bronze Age burial mound), protected woodland (Berrymill Wood and The Grove) and high quality agricultural land. The site is within 250m of a waste management facility at Long Lane Industrial Estate. The site scores positively for low flood risk and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.
ELR056	The Stage 2a assessment (sustainability appraisal) shows Grade 2 agricultural land within the site but the land is not actively used for agriculture. The railway restricts access to bus services and recreational facilities available on the A49 (Shrewsbury Road) but the services are still accessible within the town. The site scores positively for low landscape sensitivity, only limited flood risk on approach roads, absence of contamination from previous uses and proximity to the waste transfer station perceived locally as an important facility. There is access to bus services along Clun Road and the A49 (Shrewsbury Road) and to local amenity areas and children's play spaces in the surrounding residential developments. The overall sustainability of the site is therefore judged to be good.
ELR057	The Stage 2a assessment (sustainability appraisal) shows Grade 3 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity but there is possible contamination on the eastern boundary. The site is close to the waste transfer station but this is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments and the overall sustainability of the site is judged to be good.

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<b>Broome</b>	
<b>Site Ref</b>	<b>SA Summary</b>
BROO002sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and for flood risk. It is negative for access to a primary school, all five amenities and facilities, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
BROO003sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and for flood risk. It is negative for access to a primary school, all five amenities and facilities, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

**Ellesmere Place Plan:**

**Ellesmere:**

<b>Ellesmere</b>	
<b>Site Ref</b>	<b>SA Summary</b>
ELL001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park or garden, amenity green space, a children's play area, flood risk and for being a previously developed site. It scores negatively for being partly within Cremourne Park, access to a primary school, access to area of natural and semi-natural open space and young people recreational facility, adjoining the Conservation Area, being within the buffer of The Mere Wildlife site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL002/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and children's play area, landscape sensitivity and the use of previous industrial land. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility, for being partly within the Conservation Area buffer zone, flood risk, although only a small strip along the west boundary is affected by FZ 2 & 3 and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park, or garden, amenity green space, a children's play area, landscape sensitivity, flood risk and potential to remediate previously contaminated land. It scores negatively for access to a primary school, access to natural or semi natural open space and young people's recreation facility, for being within the buffer zone of Ellesmere Conservation Area, 'The Mere' Wildlife Site and Swanhill historic landfill and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.

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<b>Site Ref</b>	<b>SA Summary</b>
ELL005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity green space and a children's play area and landscape sensitivity. It scores negatively for flood risk, access to a local park or garden, open space, a young people's recreation facility. The agricultural land quality is grade 3 - All sites in Ellesmere are grade 3. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and children's play area and landscape sensitivity. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL008	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area. It also scores positively for having a previous industrial use (railway and factory) as this will minimise the need for greenfield land whilst bringing this site back into use. It scores negatively being within the buffer zone of the Conservation Area, for access to a local park or garden, open space and a young people's recreation facility, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL016	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity green space and children's play area, landscape sensitivity and for flood risk. It scores negatively on access to a primary school and is located within the buffer zones for the Conservation Area, Ellesmere Castle SAM and a historic landfill site. The site also scores negatively on Landscape Sensitivity due to its location next to the Mere and several TPOs are located within the site covering a total of 11 trees. Agricultural land quality is grade 3 which is the same classification for all sites around Ellesmere. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL017a	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to local park or garden, open space and a young people's recreation facility and Tree Preservation Orders (there are 6 around the perimeter of the site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL017b	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to a local park or garden, open space and a young people's recreation facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
ELL018/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park or garden, open space, amenity greenspace, landscape sensitivity and for flood risk. It scores negatively for access to a primary school, a young people's recreation facility, a children's play area, for being within the buffer zones of Ellesmere Castle SAM, Ellesmere Conservation Area and Birch Road Historic Landfill site and agricultural land quality. All other sustainability



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<b>Site Ref</b>	<b>SA Summary</b>
	objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL019	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and landscape sensitivity. It scores negatively for access to a primary school, a young people's recreation facility, a children's play area, a local park or garden, open space, for being within the buffer zones of Birch Road Pond Wildlife Site, Ellesmere Conservation Area and Birch Road Historic Landfill site, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL021	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, amenity greenspace, a children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to a local park or garden, open space, and young people's recreation facility, its location in The Ellesmere Conservation Area and the agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.

**Ellesmere (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR039	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space and for potential impacts on the Conservation Area and high quality agricultural land. A small area is affected by high flood risk. The site scores positively for access to bus services and low landscape sensitivity. There may be an opportunity to address issues arising from the presence of 'unknown filled ground' on the site. Overall sustainability of the site is judged to be fair.
ELR040	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high flood risk on part of the site and for potential impacts on high quality agricultural land. The site scores positively for access to bus services and low landscape sensitivity. Overall sustainability of the site is judged to be fair.

**Cockshutt:**

<b>Site Ref</b>	<b>SA Summary</b>
CO001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park and garden, natural or semi natural open space and young people's recreational facilities, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
CO002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, the location with the buffer zone of a Ramsar Site (Midland Meres and

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<b>Site Ref</b>	<b>SA Summary</b>
	Mosses phase 2) and the agricultural land quality. Part of the site is also an existing village recreation ground. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
CO004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, to public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality grade 2. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
CO006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
CO010/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
CO011/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
CO015/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk. It scores negatively for access to a primary school, public transport, access to all 5 amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO017/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be



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<b>Site Ref</b>	<b>SA Summary</b>
CO018/09	poor The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO020/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO021/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO023sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, and amenity green space and flood risk. It is negative for access to the other four amenities and facilities and for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

**Dudleston Heath and Elson:**

<b>Site Ref</b>	<b>SA Summary</b>
DUDH001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity and 1 key amenity and facility. It is negative for access to a primary school, 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
DUDH002	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low landscape sensitivity and 1 key amenity and facility. It is negative for access to a primary school, 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
DUDH006sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school and the other four amenities and facilities. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
ELS001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, previous

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	industrial or potentially contaminative land and low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
ELS002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Tetchill:**

<b>Site Ref</b>	<b>SA Summary</b>
TET001	The Stage 2a assessment (sustainability appraisal) scores the site positively for low landscape sensitivity and low flood risk. However, the site scores negatively for access to a primary school, access to a bus service, access to all 5 key amenities and facilities, the site is within 250m of a historical landfill and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
TET002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to a primary school, access to a bus service, access to all 5 key amenities and facilities, high risk of flooding, high landscape character the site is within 250m of a historical landfill and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor

**Welsh Frankton:**

<b>Site Ref</b>	<b>SA Summary</b>
WFTN001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
WFTN002	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor

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**Highley Place Plan:**

**Highley:**

<b>Site Ref</b>	<b>SA Summary</b>
HIGH002	The stage 2a (sustainability appraisal) assessment scored this site positively for access to a bus service but negatively for access to the local primary school, which is on the west side of the town. The site scores positively on access to three of the five recreation facilities, is not considered to be at flood risk and has low broad landscape sensitivity. Overall the site is considered to have average sustainability.
HIGH003	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and the local primary school. The site also scores well in relation to its access to three of the five sporting and recreational facilities. The site scores neutrally on its potential impact on the ability of people to access sporting and recreational facilities. The site is within 300 meters of a conservation area. Overall the site is considered to have an average/high sustainability.
HIGH004 (incl. part of HIGH011)	The stage 2a (sustainability appraisal) assessment scores this site positively for both access to a bus route and a local primary school. The site also scored positively on access to two of the five sporting and recreational facilities and neutrally on its potential impact on the ability of other people to access these existing facilities. The site is within the buffer zone of a Wildlife Site (Borle Brook Wood) and is within grade 3 agricultural land. Overall the site is considered to have an average sustainability.
HIGH016	The Stage 2a (sustainability appraisal) assessment scores this site positively for access to a primary school and local bus service and to two of the five recreation facilities. The site is considered not to impact negatively on any designated recreation facility or open green space. The site is within 300 m of a conservation area and is on grade 3 agricultural land. Overall the site is considered to have an average sustainability.
HIGH017	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service and to one of the five recreation facilities. The site scores negatively for access to a primary school as this is considered to be more than 10 minutes' walk away. The site sits within the buffer zone of conservation area, within 500 meters of ancient woodland and within grade 3 agricultural land. Overall it is considered the site's location is poorly sustainable.

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**Ludlow Place Plan:**

**Ludlow (Housing):**

<b>Site Ref</b>	<b>SA Summary</b>
LUD00sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four of the five amenities and facilities and flood risk. It is negative for access to a primary school, a young person's recreational facility, proximity to a Scheduled Ancient Monument, SSSI and Wildlife Sites and location within a Conservation Area. . All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
LUD001	In Stage 2a the site scored well for proximity to bus stops and for proximity to amenity green space and children's play area. It scored negatively due to its proximity to primary school, and remaining amenities. It also scored negatively for being partly located on Flood Zone 3 and for containing higher quality agricultural land. Overall, the site scores fairly to poorly in sustainability terms.
LUD002/015	Stage 2a scores the site positively in terms of proximity to bus stops, amenity open space and children's play area and for including an area with previous industrial or potentially contaminative use, and being within the lowest flood risk zone. It scores negatively in terms of being within the buffer of the conservation area and River Teme SSSI, for containing higher quality agricultural land, and on proximity to Primary School and remaining open space amenities. Overall, the site scores fairly in sustainability terms.
LUD004/013	Stage 2a scored the site positively on proximity to bus stops, primary school and open space but with proximity dependent on access via new bridge. It scored negatively by being within the buffers of a designated habitat, Scheduled Ancient Monument, conservation area and an existing waste management operation and for a small proportion of the site being within Flood Zone 3. Overall, the site scores poorly in sustainability terms.
LUD0012	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, and four of the five amenities and facilities. It is negative for access to a primary school, a young person's recreational facility; location within a Conservation Area, proximity to both a Scheduled Ancient Monument and a SSSI and part of the site is at risk of flooding. . All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
LUD014	Stage 2a scored the site positively for proximity to bus stops and children's play area (although via A49 crossing) and it scored negatively on proximity to primary school, local park/garden, area of natural/semi-natural open space, amenity green space and young people's recreational facility, and for containing higher quality agricultural land. All the other indicators are neutral. Overall, the site is considered to be fair in sustainability terms.
LUD017	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.
LUD019	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores



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Site Ref	SA Summary
LUD022	negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.
LUD029	It scores positively in Stage 2a in terms of proximity to bus stops, primary school, local park/garden, area of natural/semi-natural open space, amenity green space and children's play area. It scored negatively due to being in the buffer zone for the SSSI, scheduled ancient monument, and conservation area young people's recreational facility. Overall, the sustainability is considered to be fair.
LUD030/09	Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space, due to it being within the buffer of a designated site and the conservation area, and for containing higher quality agricultural land. Overall, it scores poorly in terms of sustainability.
LUD032	Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space, and due to it being within the buffer of a designated site and for containing higher quality agricultural land. Overall, it scores fairly to poorly in terms of sustainability.
LUD033	Stage 2a scores the site positively in terms of proximity to bus stops, amenity green space and play area, low landscape value and for being in Flood Zone 1. It scores negatively on proximity to primary schools, local park/garden, natural/semi-natural open space and young people's recreational facility and partly being with the buffer of conservation area, historic landfill site. Overall, sustainability is considered to be fair.
LUD034	Stage 2a scores the site positively for proximity to a bus route and for being within Flood Zone 1. The site has moderate landscape sensitivity. It scores negatively on proximity to a primary school and all areas of open space, for being within the buffer of a County Wildlife Site, and for containing higher quality agricultural land. Overall, for housing development, the sustainability of the site is considered to be fair.
LUD036	In Stage 2a the site scores well on proximity to bus stop, primary school (north west) and open space typologies but this is based on proximity not accessibility with the A49 providing a barrier to movement unless accessed via crossings at roundabouts located north of south of the site. It scores negatively on proximity to local park/garden, for containing higher quality agricultural land, and for being within the buffer of a current waste management operation. Overall, the site is considered to be poor in sustainability terms.
LUD037	In Stage 2a the site scores positively for proximity to bus stops, amenity green space and children's play area and for being urban in character. It scored negatively for proximity to local park/garden, areas of natural/semi-natural open space and a young people's recreational facility, for being within the buffer zone of the conservation area and River Teme SSSI, for

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LUD0038sd	including land with Flood Zone 3 and for being within the buffer zone of a historic landfill site. Overall, the sustainability of the site is considered fair to poor. The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a local park or garden, an area of natural or semi-natural open space and proximity to a Conservation Area. . All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

**Ludlow (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR058	Stage 2a scored the site positively for proximity to bus stops and children's play area (although via A49 crossing) and it scored negatively on proximity to primary school, local park/garden, area of natural/semi-natural open space, amenity green space and young people's recreational facility, and for containing higher quality agricultural land. All the other are neutral. Overall, the site is considered to be fair in sustainability terms.
ELR059	Stage 2a scores the site positively for proximity to a bus route and for being within Flood Zone 1. It scores negatively on proximity to a primary school and all areas of open space, for being within the buffer of a County Wildlife Site, and for containing higher quality agricultural land. Overall for housing development the sustainability of the site is considered to be poor.
ELR060	This site is located north of the Eco Park. In Stage 2a the site scores well on proximity to bus stop, primary school (north west) and open space typologies but this is based on proximity not accessibility with the A49 providing a barrier to movement across the A49 unless accessed via crossings at roundabouts north of south. It scores negatively on proximity to local park/garden, for containing higher quality agricultural land, and for being within the buffer of a current waste management operation. Overall the sustainability of the site is considered to be fair/poor.
ELR061	Stage 2a scores the site positively in terms of proximity to bus stops, amenity open space and children's play area and for including an area with previous industrial or potentially contaminative use, and being with lowest flood risk zone. It scores negatively in terms of being within the buffer of the conservation and River Teme SSSI, for containing higher quality agricultural land, and on proximity to Primary School, local park/garden, area of natural/semi-natural open space and young people's recreational facility. Overall the site scores fairly.
ELR062	This site is situated north east of Ludlow, east of the A49 and south of Rocks Green. Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.
ELR063	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores



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<b>Site Ref</b>	<b>SA Summary</b>
	negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability of the site is considered to be fair.

**Onibury:**

<b>Site Ref</b>	<b>SA Summary</b>
ONBY001	The Stage 2a assessment scored the site positively for proximity to bus stop and primary school (although crossing of the A49 is required), its low landscape sensitivity and for being within Flood Zone 1. It scored negatively for being within the buffer of Stokesay registered park and the conservation area. As with other sites in Onibury the site scored negatively for proximity to all open space amenities and for containing higher quality agricultural land. Overall, the site is considered to be fair in sustainability terms
ONBY003	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the conservation area (the eastern edge of the site) and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.
ONBY004	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the conservation area (the eastern edge of the site) and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.
ONBY006	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the 300m buffer of the conservation area and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.

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**Market Drayton Place Plan:**

**Market Drayton:**

<b>Site Ref</b>	<b>SA Summary</b>
MD002	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport, primary school and the other 3 key amenities and facilities and on agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD003	The Stage 2a assessment (sustainability appraisal) scores negatively for access to public transport and primary school. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. A small part of the site is within Flood Zone 3 and also part is within Zone 2. A dismantled railway passes north south through the site. Overall, the site is judged to score poorly in the sustainability appraisal
MD005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and landscape. None of the site is within flood zones 2 or 3. Whilst the majority of the site is within 480 minutes or 10 minutes' walk from amenity green space, there would be a need to cross the A53 to access it. The western end of the site is within 300m of the Shropshire Union Canal Conservation Area. It scores negatively on access to a primary school and the other 4 key amenities and facilities and on agricultural land quality which has been assessed as grade 3. A small part of the eastern end of the site is within 250m of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD006	The Stage 2a assessment (sustainability appraisal) scores the site positively for, amenity green space and children's play area and for flood risk, as none of the site is within flood zones 2 and 3. The site receives a negative score for access to public transport, primary school, the other 3 key amenities and facilities and agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD008	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and on flood risk. It scores negatively on access to a primary school, all 5 key amenities and facilities, its location within the buffer zone of a wildlife site and on agricultural land quality which is assessed as Grade 2. The site is however, separated from any wider areas of agriculture by the bypass and its agricultural value may be limited by this. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, town park, amenity green space and children's play area and for flood risk. The southern part of the site is within 480 minutes or 10 minutes' walk from a primary school. It also scores positive for the potential to reuse previous industrial or contaminated land. There are no known conservation, landscape character, and air quality or tree preservation issues. It scores negatively on agricultural land quality as the agricultural part of the site has been assessed as grade 2 quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good

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<b>Site Ref</b>	<b>SA Summary</b>
MD028	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to town park, amenity green space and children's play area, flood risk and potential to reuse previous industrial or contaminated land. There are no known conservation, landscape character, and air quality or tree preservation issues. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away and on agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good
MD030	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and to amenity green space and a children's play area. There are no known conservation, landscape character, air quality or tree preservation issues. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away, access to the other 3 key amenities and facilities and on agricultural land quality (grade 2). There is a watercourse crossing the site and the area around this lies within flood zones 2 or 3. Further assessment/ modelling will be required to assess the extent of flooding which may occur. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD031/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and on landscape. It scores negatively on access to a primary school, children's play area and recreational facility and on flood risk. The majority of the site is within 300m of a conservation area and all within 300m of the Pell Wall Registered Park. It also falls within the buffer zone of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD032/09	The Stage 2a assessment (sustainability appraisal) shows that part of the site is within 480 minutes or 10 minutes' walk from a bus route, there is a need to cross the A53 bypass to access it. The same issue applies to access to amenity green space and children's play area, where technically part of the site is within 10 minutes' walk, but the presence of the bypass would be likely to deter this. The site scores negatively on access to primary school, flood risk and agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD034/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area and recreation facility, and for flood risk. It scores negatively on access to a primary school and there is a TPO on a tree to the east of the site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD035/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, children's play area and recreational facility, flood risk and potential to reuse previous industrial or contaminated land. It scores negatively on access to a primary school. The southern part of the site is within 250m of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD036/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and amenity green space and on landscape. It scores negatively on access to a primary school, children's play area and recreational facility and on flood risk. The site is within 300m of a conservation area and Pell Wall Registered Park. It also falls within the buffer zone of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.

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MD039	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3 and that part of the site is a former railway. The site scores negatively on access to public transport, primary school and on amenity green space, children's play area and recreation area and on agricultural land quality which has been assessed as grade 3. Overall the sustainability appraisal assesses the site as poor and therefore, it is not considered suitable for residential development.
MD040	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and the south eastern end is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The boundary of the site is a former railway and the site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality which has been assessed as grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD041	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and part of the site is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality, approximately 25% in the north east has been assessed as grade 2 and the remainder grade 3. The site is within the buffer zone of the Shropshire Union Canal Conservation area and there may be setting issues associated with development of the site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
MD042	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport, primary school and the other 3 key amenities and facilities and on agricultural land quality which has been assessed as grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD043	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, area of natural and semi natural open space, children's play area and recreation facility and for flood risk, as it is not within Flood Zones 2 or 3. It scores negatively on access to a primary school and is within the buffer zone of a former landfill site. There is a group TPO immediately to the east. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD044	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, area of natural and semi natural open space, children's play area and recreation facility, landscape, for flood risk, as it is not within Flood Zones 2 or 3 and for potential to reuse previous industrial or contaminated land. It scores negatively on access to a primary school and is within the buffer zone of a former landfill site. There is a group TPO immediately to the east. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
MD045	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and to amenity green space and a children's play area. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes'



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	walk away. There is a watercourse crossing the site and the area around this lies within flood zones 2 or 3. Further assessment/modelling will be required to assess the extent of flooding which may occur. Trees and hedgerows will be a minor constraint. There will also be a need for wildlife surveys prior to development. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MID046	The Stage 2a assessment (sustainability appraisal) scores the site positively landscape and flood risk. Only the eastern part of the site is within 10 minutes' walk of a regular public transport stop. It scores negatively on access to a primary school and on access to amenity green space, play area and recreation facilities. It is also within 250m of a County Wildlife Site. The agricultural land quality is Grade 2. Overall the site scores poorly in the sustainability appraisal.
MD047sd	The Stage 2a assessment (sustainability appraisal) is positive for access to amenity green space; a children's play area and flood risk. It is negative for access to bus transport and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good

**Market Drayton (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR023	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3 and that part of the site is a former railway. The site scores negatively on access to public transport, primary school and on amenity green space, children's play area and recreation area and on agricultural land quality which has been assessed as grade 3. Overall the sustainability appraisal assesses the site as poor for residential development.
ELR024	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and the south eastern end is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The boundary of the site is a former railway and the site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality which has been assessed as grade 3. Overall the sustainability of the site is judged to be fair.
ELR025	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport and primary school and on agricultural land quality which has been assessed as grade 3. Overall the sustainability of the site is judged to be fair/poor.
ELR026	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and on flood risk. It scores negatively on access to a primary school, any areas of open space or recreation and on agricultural land quality which is assessed as Grade 2. The site is however, separated from any wider areas of agriculture by the bypass and its agricultural value may be limited by this. Overall the sustainability of the site is judged to be fair/poor.

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**Cheswardine:**

<b>Site Ref</b>	<b>SA Summary</b>
CHES001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scored negatively for access to the other two key amenities and facilities, its location within 300m of the conservation area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of this site is judged to be good.
CHES002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It is within 300m of the conservation area. It scores negatively on access to a primary school and agricultural land quality which is Grade 2. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
CHES004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities, being within the Conservation area, so the impact of development on the character of the Conservation Area would need to be considered and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
CHES005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, landscape sensitivity and flood risk. Most of the site is within 480 m or 10 minutes' walk of the primary school, the children's play area and recreation area. It scores negatively for access to other two key amenities and facilities and agricultural land quality which is Grade 3. It is within 300m of the conservation area and the scheduled ancient monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
CHES006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and agricultural land quality, the south western half is assessed as Grade 2 and the rest Grade 3. It is also within 300m of the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
CHES009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreational facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and agricultural land quality which is Grade 3. It is within 300m of the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
CHES010/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and is within 300m of the conservation area and the scheduled ancient



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<b>Site Ref</b>	<b>SA Summary</b>
	monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
CHES012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, landscape sensitivity and flood risk. It scores negatively on access to a children's play area and young people's recreation facility. It is within 300m of the scheduled ancient monument and the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor

**Hinstock:**

<b>Site Ref</b>	<b>SA Summary</b>
HIN001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It has been assessed as falling within the Grade 4 agricultural land quality. It scores negatively on landscape sensitivity. The overall sustainability of this site is judged to be good
HIN002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It has been assessed as falling within the Grade 3 agricultural land quality although the land does not appear to be in agricultural use. The overall sustainability of this site is judged to be good.
HIN003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area, semi-natural open space and flood risk. Approximately 10% site is within 10 minutes' walk of the primary school. It scores negatively on landscape sensitivity and on its use as allotments. The overall sustainability of this site is judged to be fair
HIN004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk as none of the site falls within Flood Zones 2 or 3. Approximately 25% at the western end of the site is within 10 minutes' walk of the primary school. It scores negatively on access to amenity green space; children's play area and other recreation facilities. The agricultural part of the site is Grade 3 quality. The overall sustainability of this site is judged to be fair
HIN005/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi natural open space, and flood risk. It scores negatively on landscape sensitivity. The overall sustainability of this site is judged to be good.
HIN007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, landscape sensitivity and flood risk. The majority of the site falls within the Grade 4 agricultural land quality, although the southern tip is Grade 3. The school playing field covers the north western part of the site. The overall sustainability of this site is judged to be good.
HIN009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school,

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<b>Site Ref</b>	<b>SA Summary</b>
HIN010	amenity green space, children's play area, semi-natural open space, and flood risk. It scores negatively for agricultural land quality having been assessed as Grade 3 agricultural land quality. The overall sustainability of this site is judged to be good. The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk. Most of the site is within 480m (10 minutes' walk) from the children's play area and area of semi-natural open space, but for the village school and public transport services only the southern quarter of the site. However, there is currently no footway from this site towards the village. The site scores negatively on landscape quality. Agricultural land quality is Grade 4. The overall sustainability of this site is judged to be fair
HIN014/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. Only the northern end is within 480m (10 minutes' walk) from the primary school and none of the site is within that distance of amenity green space, recreation facilities or children's play area. Agricultural land quality is Grade 3. The overall sustainability of this site is judged to be fair
HIN015/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. The site scores negatively on access to the primary school, amenity green space, recreation facilities or children's play area. Agricultural land quality is Grade 3. The overall sustainability of this site is judged to be fair

**Hodnet:**

<b>Site Ref</b>	<b>SA Summary</b>
HOD001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to green space, children's play and young people's recreational facilities, landscape sensitivity and flood risk. It also scores positively for potential reuse of previous industrial or contaminated land. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk, the other 2 key amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good
HOD002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to amenity space, including children's play area and recreation area, and the primary school as it is more than 480 metres or 10 minutes' walk. It is also within a former landfill site. The site is also within the Hodnet conservation area and within 300m of the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
HOD003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as it is more than 480 metres or 10 minutes' walk. The southern part of the site only is within 10 minutes' walk of amenity space, including children's play area and recreation area. The site adjoins the Hodnet conservation area and the assessment shows that part of the site is close to the Scheduled Ancient Monument at Castle Hill and part close to a former landfill site. The site scores negatively on agricultural land quality as it is assessed as being the best and most versatile land. The majority of the site is Grade 3 quality, with approximately 15% to the north being grade 2 quality. The site is neutral for all other sustainability appraisal objectives. The

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Site Ref	SA Summary
HOD006	<p>overall sustainability of the site is judged to be poor</p> <p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the southern boundary is further than 480 metres or 10 minutes' walk. The southern third of the site only is within 10 minutes' walk of amenity space, including children's play area and recreation area. The site is within the Hodnet Conservation Area and close to the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.</p>
HOD007	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, children's play area and recreational facility, and for landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the southern boundary is further than 480 metres or 10 minutes' walk. The site is within the Hodnet Conservation Area and close to the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.</p>
HOD009	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the south west edge is further than 480 metres or 10 minutes' walk. The site is within walking distance of a children's play area and recreation area and the southern half other amenity space. The site is within the Hodnet Conservation Area and close to a scheduled ancient monument and a former landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor</p>
HOD010	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. The southern half of the site scores positively for access to the primary school as it is within 480 metres or 10 minutes' walk. The site is also within walking distance of amenity space, the children's play area and recreation area. The site adjoins Hodnet Conservation Area and is close to a scheduled ancient monument. It scores negatively on agricultural land quality as approximately the southern third is grade 2 quality and the rest grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor</p>
HOD011	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as it is further than 480 metres or 10 minutes' walk. The site is within 10 minutes' walk of the children's play area and recreation area. It is within the Hodnet Conservation Area and close to a scheduled ancient monument and a former landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor</p>
HOD012/10	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to open space, landscape sensitivity, flood risk and part of the site is a disused railway line. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair</p>

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Site Ref	SA Summary
HOD013/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to open space, landscape sensitivity, flood risk and part of the site is a disused railway line. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair

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**Minsterley and Pontesbury Place Plan**

**Minsterley:**

<b>Site Ref</b>	<b>SA Summary</b>
MIN0002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, a children's play area and flood risk. It is negative for access to the other three amenities and facilities, agricultural land quality and proximity to a former landfill site. However there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
MIN005/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
MIN007/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a local park or garden and an area of natural and semi-natural green space, proximity to Minsterley Meadows SSSI, agricultural land quality and proximity to a former landfill site. However there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities. All other sustainability objectives are neutral. On the basis that impacts on the SSSI can be mitigated, t on the he overall sustainability of the site is thus judged to be fair
MIN014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a local park or garden, an area of natural and semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. The assessment also shows (negatively) that the site contains a children's play area and a young person's recreational facility as well as having three group Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
MIN015	The Stage 2a assessment (sustainability appraisal) is positive(across all or the majority of the site ) for access to bus transport, the primary school and two out of the five facilities and amenities. The majority of the site is not accessible to a young person's recreational facility & it is negative for access to a local park or garden and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and an historic landfill site, flood risk and agricultural land quality. Flood risk and SSSI buffer however only affect a small part of the site & all greenfield sites in the settlement are at least Grade 3 in terms of agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to vary between poor & fair.
MIN016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school and the other four amenities and facilities and agricultural land



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<b>Site Ref</b>	<b>SA Summary</b>
	quality. (Although it should be noted that there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities ) All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor, particularly in the northern reaches.
MIN017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five amenities and facilities and flood risk. It is negative for access to the primary school, a local park or garden, young person's recreational facility and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area. It is negative for access to the primary school, the other three amenities and facilities, proximity to Minsterley Meadows SSSI, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
MON0020	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0021	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to Minsterley Meadows SSSI and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, flood risk and previous land use. It is negative for access to the primary school, a local park or garden and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. The assessment also shows that the site is within 300m of Callow Hill Camp Scheduled Ancient Monument. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, a children's play area and flood risk. Although it is negative for access to the other three amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0028	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school, other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.



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**Minsterley (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
<b>ELR001</b>	The site is positive for flood risk and previous land use. The site scores negatively for access to public transport, access to primary school and all five key amenities. The site is classed as Grade 3 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.

**Pontesbury:**

<b>Site Ref</b>	<b>SA Summary</b>
<b>PBY001</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
<b>PBY002/R</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. The assessment also shows that there are Tree Preservation Orders within the site. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
<b>PBY008</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. Parts of the site (to differing proportions) are positive for access to the primary school, an amenity green space and, a children's play area. It is negative for access to the other three amenities and facilities, proximity to a Scheduled Ancient Monument (Part of site only) and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral and the site is accessible to a range of facilities not incorporated within the sustainability appraisal. The overall sustainability of the site is thus judged to be fair.
<b>PBY009</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and previous land use. It is actually on the site of the recreational area and if developed would require the loss of this facility. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. The assessment also shows that the site contains several Tree Preservation Orders. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
<b>PBY017</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, flood risk and previous land use. Most of the site is not accessible to an amenity green space it is also negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (SAM) and agricultural land quality. Only a

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<b>Site Ref</b>	<b>SA Summary</b>
PBY018/R	<p>small portion of the site to the S.E of the site is within the 300m buffer zone of the SAM, however the assessment also shows (negatively) that the site comprises an outdoor sports facility. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and previous land use. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. Flood risk is limited to the northern boundary. The stage 2a assessment does not consider the relationship to other facilities such as the nursery, doctors, dentist's shops etc. and the site is well placed to access these. The assessment also shows that the site contains several Tree Preservation Orders which would need to be taken into account in the design of any development. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PBY019	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. (The assessment also shows that the larger site contains trees some with Tree Preservation Orders). All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PBY023	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PBY024	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to a Scheduled Ancient Monument ( 50% of the site is in buffer zone for Ringwork &amp; Tower Keep )and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PBY025	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral and the site is accessible to a range of other facilities not incorporated within the sustainability appraisal. The overall sustainability of the site is thus judged to be fair.</p>
PBY028/R	<p>The Stage 2a assessment (sustainability appraisal) is only positive for access to bus transport, and flood risk. It is</p>

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<b>Site Ref</b>	<b>SA Summary</b>
PBY029/R	<p>negative for access to the primary school, the other five amenities and facilities and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and previous land use. It is negative for access to the primary school, the other three amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders, and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively Only a very small part of the site is affected by watercourse flood risk. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor to fair.</p>
PBY030	<p>The Stage 2a assessment (sustainability appraisal) is positive for flood risk &amp; access to bus transport, but only partially so for ease of access to the primary school, an amenity green space, a children's play area . It is negative for access to the other three amenities and facilities, proximity to two Scheduled Ancient Monuments (partially within buffers), and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.</p>
PBY031	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and previous land use. It is negative for access to the other four amenities and facilities, and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PBY032	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and previous land use. It is negative for access to the other four amenities and facilities and agricultural land quality. The assessment also shows (negatively) that part of the site comprises an outdoor sports facility. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.</p>
PBY033	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an amenity green space and flood risk. It is negative for access to the other five amenities and facilities, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.</p>
PBY034	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (although this is limited to the northern tip of the site), Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PBY0035/R	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, flood risk (although additional appraisal is required) and previous land use. It is negative for access to the primary school, the other four amenities and facilities, Tree Preservation Orders and agricultural land quality. However, there is no provision in the village for 3 of the identified amenities : local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these .All other sustainability criteria are neutral.</p>

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Site Ref	SA Summary
PBY036/09	<p>The overall sustainability of the site is thus judged to be between poor and fair.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for partial access to bus transport, an amenity green space, a children's play area and flood risk. Access to amenity green space from the site is particularly limited &amp; that to the children's play area is from around ½ of the site. It is negative for access to the other three amenities and facilities and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor but improves at the southern part of the site.</p>
PBY037/10	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.</p>
PBY038	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, and flood risk. It is negative for access to the primary school, the other five amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.</p>



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**Much Wenlock Place Plan**

<b>Site Ref</b>	<b>SA Summary</b>
<b>ELR019</b>	The Stage 2B Assessment for Site ELR019 not been included at this stage due to on-going work to develop a Neighbourhood Plan for Much Wenlock

**Oswestry Place Plan**

**Oswestry:**

<b>Site Ref</b>	<b>SA Summary</b>
OSW002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment) and flood risk. The assessment is negative for access to the primary school, a local park or garden, a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, landscape sensitivity which is low based on the Shropshire Landscape Character Assessment), flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to a local park or garden, a young person's recreational facility and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a small area of previously filled ground (probably an old pond). The assessment is negative for access to a local park or garden and a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW013	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school and the other 4 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
OSW019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, all five amenities and facilities and flood risk. It is negative for access to a primary school and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.
OSW020	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an area of natural and semi-natural open space, an amenity green space and a children's play area as well as being positive for landscape sensitivity (which is low) and flood risk. The assessment is negative for access to a local park or garden and a

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<b>Site Ref</b>	<b>SA Summary</b>
OSW021	<p>young person's recreational facility and proximity to a Scheduled Ancient Monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to; bus transport; the primary school; a local park or garden; an area of natural and semi-natural open space; an area of green space and a children's play area as well as being positive for landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment), flood risk and development would offer the potential to remediate small area of filled ground (probably a pond or marsh). The assessment is negative for access to a young person's recreational facility, agricultural land quality and the site is within 300m of Oswestry Hill Fort Scheduled Ancient Monument and also of a Registered Park or Garden. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW022	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to an area of natural and semi-natural open space and a young person's recreational facility, proximity to a Conservation Area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW023	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space and an amenity green space as well as flood risk. The assessment is negative for access to the primary school and the other 3 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW024	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space, as well as flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to a primary school, the other 4 amenities and facilities and agricultural land use. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor for housing (where access to existing facilities is important) but fair for employment.</p>
OSW025	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the other 3 amenities and facilities and proximity to both a Scheduled Ancient Monument and a Waste Transfer Station. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW027	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space and an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to a primary school, the other 3 amenities and facilities and proximity to a former gasworks. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW029	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and a children's play area and flood risk. It is negative for access to the other 3 amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus</p>



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Site Ref	SA Summary
OSW030	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW032	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment) and flood risk. The assessment is negative for access to the primary school and the other 3 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW033	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, all five amenities and facilities, flood risk and development would offer the opportunity to remediate a small area of filled ground (probably on old pond or marsh) within the site. The assessment is negative for proximity to two Conservation Areas and neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.</p>
OSW034, 035, 045	<p>The Stage 2a assessment (sustainability appraisal) of the more northerly sites (OSW045 and OSW034) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and proximity to a former gasworks. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW042	<p>The Stage 2a assessment (sustainability appraisal) for the more southerly site (OSW035) is positive for access to bus transport, an amenity green space and flood risk. The assessment is negative for access to the primary school, the other 4 amenities and facilities and proximity to both a Conservation Area and a previous landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, flood risk and development offers the opportunity to remediate the previous railway related uses of the land. It is negative for access to a local park or garden, proximity to both a Scheduled Ancient Monument (Wat's Dyke) and Shelf Bank Local Nature Reserve and there are two trees covered by Tree Preservation Orders on the site boundary. The assessment is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p>
OSW046	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and proximity to Wat's Dyke Scheduled Ancient Monument as well as a previous landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.</p>

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OSW053	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school; an amenity green space and a children's play area, flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to the other 3 facilities and amenities and agricultural land quality. It also shows that part of the site is occupied by playing fields. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
OSW063	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space, a children's play area, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a previous industrial use. The assessment is negative for access to the primary school, the other 3 amenities and facilities, proximity to a Conservation Area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW067sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to an area of natural or semi-natural open space, amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

**Oswestry (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR041	The Stage 2B Assessment for Site ELR041 has not been included because this site has already been assessed as part of the development of site OSW004 for mixed use; The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a small area of previously filled ground (probably an old pond). The assessment is negative for access to a local park or garden and a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
ELR042	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations; The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk, previous industrial or potentially contaminative use and 2 out of the five key amenities and facilities nearby. It is negative for access to 3 key amenities and facilities, access to primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.
ELR043	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR044	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR046	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high flood risk on most of the site and for potential impacts on high quality agricultural land. The site is within the buffer zone for the Watts Dyke SAM and an operational waste management site. The site scores positively for access to bus services and low landscape sensitivity.

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	Overall sustainability of the site is judged to be poor.
ELR047	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR065	The Stage 2B Assessment for Site ELR065 has not been included because this site has already been assessed as part of the development of the Oswestry SUE;

**Babbinswood:**

<b>Site Ref</b>	<b>SA Summary</b>
BAB008sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five amenities and facilities, proximity to Ancient Woodland and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
BAB009sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five amenities and facilities, proximity to Ancient Woodland and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Chirk Bank**

<b>Site Ref</b>	<b>SA Summary</b>
CHBA001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area and flood risk. It is negative for access to a primary school, the other four facilities and amenities, proximity to; a Scheduled Ancient Monument; World Heritage Site: SSSI and Special Area of Conservation, presence of a Tree Preservation Order and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CHBA002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area and flood risk. It is negative for access to a primary school, the other four facilities and amenities, proximity to; a Scheduled Ancient Monument; World Heritage Site: SSSI; Special Area of Conservation; and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CHBA004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area and flood risk. It is negative for access to a primary school, the other four facilities and amenities, proximity to; a Scheduled Ancient Monument; World Heritage Site: SSSI; Special Area of Conservation; and agricultural land quality. All other objectives are

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<b>Site Ref</b>	<b>SA Summary</b>
	The overall sustainability of the site is thus judged to be poor.
CHBA005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area and flood risk. It is negative for access to a primary school, the other four facilities and amenities, proximity to; a Scheduled Ancient Monument; World Heritage Site: SSSI; Special Area of Conservation; and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CHBA006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area and flood risk. It is negative for access to a primary school, the other four facilities and amenities, proximity to; a Scheduled Ancient Monument; World Heritage Site: SSSI; Special Area of Conservation; and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Gobowen:**

<b>Site Ref</b>	<b>SA Summary</b>
GOB001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space and potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space and for low flood risk. Overall sustainability of the site is therefore judged to be fair.
GOB003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, for potential impacts on Wat's Dyke, high flood risk and for potential loss of high quality agricultural land. The site is within buffer of a previous landfill site. The site scores positively for access to a bus route and Primary School and for access to most types of open space. Development may provide the opportunity address issues from a previous land use. Overall sustainability of the site is judged to be poor.
GOB004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space, for potential impacts on a Scheduled Ancient Monument, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and amenity open space. Overall sustainability of the site is judged to be poor.
GOB008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site is just within 300m of a Scheduled Ancient Monument. A small part of the site suffers from high flood risk and may result in the potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. Overall sustainability of the site is judged to be fair.
GOB010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to a bus route and some types of open space. The site is not well related to village centre unless land to the NE of Whittington Road unless adjacent land (GOB001, GOB019 & GOB020) also developed. Overall



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	sustainability of the site is judged to be poor.
GOB011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site is just within 300m of a Scheduled Ancient Monument. The site suffers from high flood risk and may result in the potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. Overall sustainability of the site is judged to be poor.
GOB012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to bus routes and Primary Schools, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
GOB013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to a Schedules Ancient Monument, potential impacts on protected trees and high flood risk. The site is within buffer for current and previous landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space. Overall sustainability of the site is judged to be poor.
GOB015	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and low flood risk. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB016	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB017	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB019	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, potential impacts on protected trees, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and access to most types of open space. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB020	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to a bus route, access to some types of open space and low flood risk. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB022	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential loss of high quality agricultural land. The site is partly located on a previous landfill site (south west corner) and within 250m of a current and historic landfill site. The site scores positively for access to a bus route, Primary Schools and some types of open

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<b>Site Ref</b>	<b>SA Summary</b>
	space and for low flood risk. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB023	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential impacts on Wat's Dyke and potential loss of high quality agricultural land. The site scores positively for access to a bus route, Primary Schools and some types of open space. Overall sustainability of the site is judged to be fair.
GOB024	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Wat's Dyke and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for brownfield redevelopment potential. Overall sustainability of the site is judged to be fair.

**Kinnerley:**

<b>Site ref</b>	<b>SA Summary</b>
KYN001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area. It is negative for access the remaining 2 amenities and facilities and Flood Risk. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
KYN002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area, landscape sensitivity (low) and flood risk. It is negative for access the remaining 2 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
KYN003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, natural and semi natural open space, amenity green pace and a children's play area and landscape sensitivity (low). It is negative for access to the primary school, the remaining 2 amenities and facilities, flood risk and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
KYN005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area, landscape sensitivity (low) and flood risk. It is negative for access to the remaining 2 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
KYN006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area and landscape sensitivity (low). It is negative for access to the remaining 2 amenities and facilities and flood risk. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
KYN007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, natural and semi natural open space, amenity green pace and a children's play area and landscape sensitivity (low). It is negative for access to the primary school, the remaining 2 amenities and facilities and flood risk. All other objectives are neutral. The overall sustainability of the



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<b>Site ref</b>	<b>SA Summary</b>
	site is thus judged to be poor.
KYN008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area, landscape sensitivity (low) and flood risk. It is negative for access to the remaining 2 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
KYN010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green pace and a children's play area, landscape sensitivity (low) and flood risk. It is negative for access to the primary school, and the remaining 3 amenities and facilities. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
KYN011	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area and landscape sensitivity (low). It is negative for access to the remaining 2 amenities and facilities, flood risk and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
KYN012	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area and landscape sensitivity (low). It is negative for access to the remaining 2 amenities and facilities and flood risk. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Knockin:**

<b>Site Ref</b>	<b>SA Summary</b>
KK001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
KK002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
KK003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Whilst the site is well related to the village, overall sustainability of the site is judged to be poor.
KK004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types

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<b>Site Ref</b>	<b>SA Summary</b>
	of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Overall sustainability of the site is judged to be poor.
KK006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Overall sustainability of the site is judged to be poor.
KK009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be poor.

**Llanymynech and Pant:**

<b>Site Ref</b>	<b>SA Summary</b>
LLAN001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area and a Special Area of Conservation. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Development of the site would re-use brownfield land. Overall sustainability of the site is judged to be poor.
LLAN004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
LLAN008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be fair.
LLAN009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.

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<b>Site Ref</b>	<b>SA Summary</b>
PAN006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and all types of open space. Development of the site could generate adverse impacts on nearby wildlife designations and high quality agricultural land. The site may have been affected by historical quarrying activity. The site scores positively for access to a bus route, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, all types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools, bus routes and some types of open space. Overall sustainability of the site is judged to be poor.
PAN009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools, bus routes, some types of open space and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and all types of open space. Development of the site could generate adverse impacts on nearby wildlife designations and high quality agricultural land. The site scores positively for access to a bus route, for low landscape sensitivity and for low flood risk. There may be an opportunity address issues arising from previous use of the land. Overall sustainability of the site is judged to be poor.
PAN011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential adverse impacts on a nearby Scheduled Ancient Monument, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools and bus routes, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, all types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN014	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, most types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route, a single type of open

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<b>Site Ref</b>	<b>SA Summary</b>
PAN015	space and for low flood risk. Overall sustainability of the site is judged to be poor. The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area and wildlife designations. The site scores positively for access to a bus route, a single type of open space and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN016a/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to bus routes, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.

**Maesbrook:**

<b>Site Ref</b>	<b>SA Summary</b>
MBK001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MBK002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MBK003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MBK006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MBK008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MBK009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Park Hall:**

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<b>Site Ref</b>	<b>SA Summary</b>
PARK001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and previous industrial or potentially contaminative use. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and previous industrial or potentially contaminative use. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 2 out of the five key amenities and facilities nearby. It is negative for access to a primary school, 3 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 2 out of the five key amenities and facilities nearby. It is negative for access to a primary school, 3 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.

**Rhosweil:**

<b>Site Ref</b>	<b>SA Summary</b>
WRN012	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, flood risk and previous land use. It is negative for access to a primary school, all five amenities and facilities, proximity to a World Heritage Site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WRN014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five amenities and facilities, proximity to a World Heritage Site, a Special Area of Conservation, previous and current landfill sites, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.



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<b>Site Ref</b>	<b>SA Summary</b>
WRN015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five amenities and facilities, proximity to a World Heritage Site, a Special Area of Conservation, a current landfill site, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WRN016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, flood risk and previous land use. It is negative for access to a primary school, all five amenities and facilities, proximity to a World Heritage Site, previous and current landfill sites, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WRN018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, flood risk and previous land use. It is negative for access to a primary school, all five amenities and facilities, proximity to a World Heritage Site, location on a previous landfill site, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WRN021	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area, flood risk and previous land use. It is negative for access to a primary school, the other four amenities and facilities, a World Heritage Site, previous and current landfill sites and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Selattyn:**

<b>Site Ref</b>	<b>SA Summary</b>
SELA001	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
SELA002	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
SELA004	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.



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SELA005	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
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**St Martins:**

<b>Site Ref</b>	<b>SA Summary</b>
STM003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other three amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low), flood risk and previous land use. It is negative for access to the primary school, an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities, proximity to both an area of Ancient Woodland and an historic landfill site (Mount Bradford Farm), and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM013	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, all five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. It is negative for access to the

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<b>Site Ref</b>	<b>SA Summary</b>
	other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi natural open space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM020	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, all five amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM022	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space, a young peoples' recreational facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space, a young peoples' recreational facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to an area of natural or semi natural open space and agricultural land quality. The assessment also shows (negatively) that that the site

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<b>Site Ref</b>	<b>SA Summary</b>
	comprises an outdoor sports facility. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM026	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM027	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, all five amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM029	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space, landscape sensitivity (which is low), flood risk and previous land use. It is negative for access to the primary school, the other four amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM030	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM033/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) , flood risk and previous land use. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM034/11	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Weston Rhyn:**

<b>Site ref</b>	<b>SA Summary</b>
WRN001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, local park or garden and

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<b>Site ref</b>	<b>SA Summary</b>
	amenity green space and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to a Special Area of Conservation and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WRN004sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, local park or garden and an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WRN005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school and an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to SAC and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WRN006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WRN008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden, amenity green space, flood risk and potential for land remediation of previous contaminative use. It is negative for access to the primary school, the other three amenities and facilities, proximity to SAC and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WRN010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and potential for land remediation of previous contaminative use. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
WRN019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a World Heritage site, agricultural land quality and location within historic landfill buffer zone. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WRN025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a World Heritage site, agricultural land quality and location within historic landfill buffer zone. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Whittington:**

<b>Site Ref</b>	<b>SA Summary</b>
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<b>Site Ref</b>	<b>SA Summary</b>
WGN001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use. It is negative for access to the primary school, a young people's recreational facility, proximity to Conservation Area and for agricultural land quality. The assessment also shows that the site lies within 250 of a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility and agricultural land quality and shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows that the site is within 250m of a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be Poor.
WGN016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities, flood risk and previous land use (a former railway line). It is negative for access to the primary school, a local park or garden, a young people's recreational facility, proximity to the Conservation Area and agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

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<b>Site Ref</b>	<b>SA Summary</b>
WGN017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility and proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
WGN018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN021 and 025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, flood risk and previous land use (a small area of filled ground). It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN026	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport four out of the five facilities and amenities, and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and a former landfill site as well as agricultural land quality. The assessment also shows that the site is partly in the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN028	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities and flood risk. It is negative for access to the primary school, both a young people's recreational facility and a children's play area, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation



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<b>Site Ref</b>	<b>SA Summary</b>
	Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN033	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN034	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and to a local park or garden as well as flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN036	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (disused railway). It is negative for access to the primary school, a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and for agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN037	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (former railway). It is negative for access to the primary school, a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and for agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN039/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (a small area of filled ground). It is negative for access to the primary school, a young people's recreational facility, agricultural land quality and proximity to an historic landfill site. The assessment also shows (negatively) that the site is within the following: the grounds of the castle (a Scheduled Ancient Monument); an amenity green space; an area of natural or semi-natural open space and the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

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Shifnal Place Plan

Shifnal:

Site ref	SA Summary
SHI001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, together with potential impact on the Conservation Area and agricultural land quality. The site scores positively for access to a bus route and some types of Open Space. The site is within the current Development Boundary. Overall sustainability of the site is therefore judged to be fair.
SHI002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and open space, together with potential impact on the protected trees and agricultural land quality. The site scores positively for access to the Primary School, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impact on the protected trees and agricultural land quality. The site scores positively for access to bus routes, low landscape sensitivity and flood risk. The site is partly within the Development boundary, and is Safeguarded land within Green Belt. The site is considered to relate better to town centre services and facilities, including the railway station than some alternative sites. Overall sustainability of the site is judged to be fair.
SHI005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impact on the Conservation Area and agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to Primary Schools, bus routes and some types of open space and for low landscape sensitivity. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI017/A	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on nearby Ancient Woodland at Aston Coppice and agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI/018	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

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<b>Site ref</b>	<b>SA Summary</b>
SHI028/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for access to Primary Schools, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI031	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is within 250m of an existing waste management operation. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site for housing is judged to be poor.

**Shifnal (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
<b>ELR020</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impact on the protected trees and agricultural land quality. The site scores positively for access to bus routes, low landscape sensitivity and flood risk. The site is partly adjacent to the Development boundary, and is Safeguarded land within Green Belt. The site is considered to relate better to town centre services and facilities, including the railway station than some alternative sites. Overall sustainability of the site is judged to be fair.
<b>ELR021</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on agricultural land quality. The site scores positively for access to bus routes and for low landscape sensitivity and flood risk. The site is within 250m of an existing waste management operation. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site for employment use is judged to be fair.
<b>ELR022</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be poor.

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Shrewsbury Place Plan

Shrewsbury:

Site Ref	SA Summary
SHREW001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and three out of the five amenities and facilities. It is negative for access to the primary school, a children's play area and a young person's recreational facility, proximity to a Wildlife Site, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW002	The Stage 2a assessment (sustainability appraisal) for SHREW002 is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) flood risk and development offers the opportunity to remediate 3 areas of filled ground. The assessment is negative for access to a local park or garden, proximity to both a Wildlife Site and a former landfill site and negative for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW011	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities and landscape sensitivity (which is low). It is negative for access to the primary school, a local park or garden, a children's play area, proximity to both a Conservation Area and a Wildlife Site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to a primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and three out of the five amenities and facilities. Negative scores are recorded because the whole site is within an area of natural and semi-natural open space, are more than 480m from a local park or garden and a children's play area, is within 250 of a Wildlife Site, has Tree Preservation Orders and is on grade 2 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and development would offer the opportunity to remediate an area of filled ground within the site. The assessment is negative for access to a primary school and a local park or garden, proximity to; a Scheduled Ancient Monument; a Ramsar Site; a SSSI and a Wildlife Site, agricultural land quality and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW019	The Stage 2a assessment (sustainability appraisal) for SHREW019 is positive for access to bus transport, three out of the



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SHREW021	<p>five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, a local park or garden, a young people's recreational facility and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.</p> <p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to a primary school and four out of the five key amenities and facilities. It is negative for access to a young person's recreational facility, proximity to; a Scheduled Ancient Monument; a Conservation Area; a Registered Park or Garden and a Wildlife Site, flood risk and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p>
SHREW022	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other three key facilities and amenities and proximity to a previous landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
SHREW023	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other three facilities and amenities and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
SHREW027	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, and development would offer the opportunity to remediate several areas of filled ground. The assessment is negative for access to a primary school; proximity to both a Wildlife Site and a Regionally Important Geological Site, agricultural land quality and the eastern part of the site contains an area of natural and semi-natural open space. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p>
SHREW028	<p>The Stage 2a assessment (sustainability appraisal) for SHREW028 is positive for access to bus transport, four out of the five key amenities and facilities and flood risk. The assessment is negative for access to a primary school and a local park or garden, proximity to a Wildlife Site, agricultural land quality and also shows that part of the site was used as a landfill site in the past. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.</p>
SHREW029	<p>The Stage 2a assessment (sustainability appraisal) for SHREW029 is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a local park or garden and a young person's recreational facility. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.</p>
SHREW030/R	<p>The Stage 2a assessment (sustainability appraisal) for SHREW030/R is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to the primary school, a local park or garden, a young</p>

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	people's recreational facility and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW031/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space. It is negative for access to a primary school, the other four key amenities and facilities, Tree Preservation Orders, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW032/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and 4 out of the five key amenities and facilities. It is negative for access to a local park or garden, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW033/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and 4 out of the five key amenities and facilities. It is negative for access to local park or garden and proximity to both a Local Nature Reserve and a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW035	The Stage 2a assessment (sustainability appraisal) for SHREW035 is positive for access to bus transport, 2 out of the five key amenities and facilities nearby, low risk of flooding and the site has low landscape sensitivity. It is negative for access to a primary school, lack of access to 3 key amenities and facilities and the site is on Grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW036/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five key amenities and facilities and flood risk. It is negative for access to local park or garden, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW060	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five facilities and amenities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW076	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities and flood risk. It is negative for access to a primary school, a local park or garden, a children's play area, proximity to a Wildlife Site and agricultural land quality. The site also scores negatively because it is within a Conservation Area and some trees are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW077	The Stage 2a assessment (sustainability appraisal) for SHREW077 is positive for access to bus transport, 1 out of the five key amenities and facilities nearby and low risk of flooding. It is negative for access to a primary school, lack of



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	access to 4 key amenities and facilities; The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW079	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities and landscape sensitivity (which is low). It is negative for access to a local park or garden and proximity to both a Conservation Area and a previous landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW083	The Stage 2a assessment (sustainability appraisal) for SHREW083 is positive for access to bus transport, 2 out of the five key amenities and facilities nearby, low risk of flooding and low landscape sensitivity. It is negative for access to 3 key amenities and facilities, access to a primary school and is within 250m of an historic landfill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
SHREW086	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space and flood risk. It is negative for access to a primary school, the other four key amenities and facilities, proximity to two Wildlife Sites and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW088	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three of the five amenities and facilities, landscape sensitivity (which is low), flood risk and a previous land use. It is negative for access to a primary school, a park or garden, a young person's recreation al facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW090/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities and landscape sensitivity (which is low). It is negative for access to a local park or garden, proximity to both a SSSI and a former landfill site as well as agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW092	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space and development offers the opportunity to remediate a former use. It is negative for access to the other four key amenities and facilities, flood risk, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW093	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and flood risk. It is negative for access to a primary school, all five of the key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW094	The Stage 2a assessment (sustainability appraisal) for SHREW094 is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, a local park or garden, a young people's recreational facility, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW095 and	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a

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115	young people's recreational facility. It is negative for access to the other three key amenities and facilities, flood risk, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW100	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden, a young people's recreational facility, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW105	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a young people's recreational facility, flood risk and development offers the opportunity to remediate a former use. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW106	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a young people's recreational facility and flood risk. It is negative for access to a primary school, the other four key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW107	The Stage 2a assessment (sustainability appraisal) for SHREW107 is positive for access to bus transport, four out of the five key amenities and facilities nearby. Landscape character varies throughout the site. Flood risk varies with a small western section of the site having low and high flood risk with no land contamination issues or habitat or geological designations. It is negative for access to the primary school, 2 key amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW108	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate former uses. It is negative for access to a local park or garden, proximity to a Ramsar site, a SSSI and a Wildlife Site, flood risk; agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW110	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility and agricultural land quality. The site also contains a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW111	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.

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SHREW112	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a young people's recreational facility. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW113	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space. It is negative for access to the other four key amenities and facilities, proximity to a Wildlife Site, agricultural land quality and part of site is used as current waste management (recycling) facility and the site is also within 250m of a second current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW114 (incl. SHREW075)	The Stage 2a assessment (sustainability appraisal) for SHREW114 is positive for access to bus transport, three out of the five key amenities and facilities nearby. Flood risk varies with a small northern section of the site having low and high flood risk. It is negative for access to the primary school, the site is located on an area of natural or semi natural space lacks 2 key amenities and facilities, within a 100m buffer of LNR and over half the site has Tree Preservation Orders. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor
SHREW118	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to a Ramsar Site, a SSSI and a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW119	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, proximity to a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW120/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, landscape sensitivity (which is high), proximity to a Wildlife Site, flood risk and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW121/122	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, flood risk, proximity to a former landfill site and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW126	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility,

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<b>Site Ref</b>	<b>SA Summary</b>
	proximity to both a Wildlife Site and a SSSI and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW127	The Stage 2a assessment (sustainability appraisal) for SHREW127 is positive for access to bus transport, three out of the five key amenities and facilities nearby. It is negative for access to the primary school, lacks 2 key amenities and facilities, on Grade 3 agricultural land and the western part of site is within a 250m buffer zone of a historic landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW128	The Stage 2a assessment (sustainability appraisal) for SHREW128 is positive for access to bus transport, low landscape sensitivity, low level of flood risk and 3 out of the five key amenities and facilities nearby. It is negative for access to 2 key amenities and facilities, access to a primary school, the site is in or within a buffer zone of a designated site or a regionally important geological site, the site has tree preservation orders upon it and the site is on grade 2 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
SHREW129	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden, a young people's recreational facility, proximity to; a Ramsar Site; a SSSI; an area of Ancient Woodland and a Wildlife Site, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW130	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an area of natural and semi-natural green space, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW138	The Stage 2a assessment (sustainability appraisal) is positive for access to public transport, access to a primary school, three out of five key amenities, landscape sensitivity and flood risk. The land was previously used for quarrying and an area previously used for industrial use. It scores negatively for being within an area of natural or semi-natural open space, two out of five key amenities and being on Grade 3 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW139	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space, an amenity green space, flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and proximity to both a current waste management facility (recycling) and a previous landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW141	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and a local park or garden. It is negative for access to a primary school, the other four key amenities and facilities, flood risk, agricultural land quality and



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<b>Site Ref</b>	<b>SA Summary</b>
	proximity to a current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW142	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden, an amenity green space and flood risk. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and proximity to a current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW143	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five key amenities and facilities and development offers the opportunity to remediate a former land use. It is negative for access to an area of natural and semi-natural green space, proximity to a Ramsar Site, flood risk and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW144	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a local park or garden an area of natural and semi-natural green space, proximity to a Ramsar Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW145	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities, landscape sensitivity (which is low) , flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, proximity to both a Ramsar Site and a SSSI, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW147	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to; a Conservation Area; a Wildlife Site and a former landfill site, flood risk, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW148	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and landscape sensitivity (which is low). It is negative for access to the other four key amenities and facilities, proximity to a Wildlife Site, agricultural land quality, the site is within a Conservation Area and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW149	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a primary school, a local park or garden, a children's play area, proximity to both a Registered Park or Garden and a Wildlife Site, flood risk, agricultural land quality, the site is within a Conservation Area

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	and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW150	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an area of natural and semi-natural green space, an amenity green space, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to the other three key amenities and facilities, proximity to both a Registered Park or Garden and a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW151	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other four key amenities and facilities and proximity to a Wildlife Site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW152	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW179	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space, an amenity green space and flood risk. It is negative for access to a primary school, the other three key amenities and facilities, proximity to; a Conservation Area; a Local Nature Reserve and a former landfill site and the assessment shows that most of the site comprises an area of natural and semi-natural open space. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW180	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five key amenities and facilities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and proximity to a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW210/09	The Stage 2a assessment (sustainability appraisal) for SHREW210/09 is positive for access to bus transport, four out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use access to the primary school. It is negative for access to a primary school, a local park or garden, flood risk; agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW212/09	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to a Conservation Area and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.



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<b>Site Ref</b>	<b>SA Summary</b>
SHREW225	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW227	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair. The site is subject to major constraints including poor access (Red Barn Lane), flood risk (part), and the importance of the Rad Brook green corridor as part of the town's strategic environmental network. In view of this, the site is not considered suitable to be identified for further development.
SHREW231	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a park or garden and a children's play area and proximity to an historic landfill site. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW232	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four of the five amenities and facilities and a previous land use. It is negative for access to a primary school, a children's play area, proximity to a Scheduled Ancient Monument, a Wildlife site and an historic landfill site, location within a Conservation Area and flood risk (part of the site). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Shrewsbury (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR002 (Part of SHREW127)	The Stage 2a assessment (sustainability appraisal) for SHREW127 is positive for access to bus transport, three out of the five key amenities and facilities nearby. It is negative for access to the primary school, lacks 2 key amenities and facilities, on Grade 3 agricultural land and the western part of site is within a 250m buffer zone of a historic landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair.
ELR006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities, the site is on grade 3 agricultural land, part of the site is at high/medium risk of flooding and is within 250m of an existing waste management operation. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
ELR007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low risk of flooding. It is

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<b>Site Ref</b>	<b>SA Summary</b>
ELR008	<p>negative for access to all 5 key amenities and facilities, access to a primary school and the site is on grade 3 agricultural lands. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.</p> <p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the setting of a Scheduled Ancient Monument (Battlefield Church), Ancient woodland and high quality agricultural land. The site is within the buffer zone for an historic landfill at Upper Battlefield. The site scores positively for access to bus routes and for low flood risk. Overall sustainability of the site for employment is judged to be fair.</p>
ELR009	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and potential impacts on Ancient woodland. The site is within the buffer zone for an active waste management site at Upper Battlefield (Loosemoores), although this is unlikely to be a constraint on most types of employment development. The site scores positively for low flood risk. More detailed assessment highlights the likely impact on the setting of a Registered Battlefield. Overall sustainability of the site for employment is judged to be fair.</p>
ELR064	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for access to bus routes and low flood risk. More detailed assessment revises landscape sensitivity to 'medium' and suggests only low capacity for employment uses. The site is readily accessible from the strategic route network. Overall sustainability of the site for employment is judged to be fair.</p>
ELR066 (part of SHREW107)	<p>The Stage 2a assessment (sustainability appraisal) for SHREW107 is positive for access to bus transport, four out of the five key amenities and facilities nearby. Landscape character varies throughout the site. Flood risk varies with a small western section of the site having low and high flood risk with no land contamination issues or habitat or geological designations. It is negative for access to the primary school, 2 key amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair.</p>
ELR067	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site is within the buffer zone of a current licensed waste management site (Severn Trent at Oxon). The site scores positively for access to bus routes, low general landscape sensitivity and low flood risk. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees &amp; hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.</p>
ELR068	<p>The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site scores positively for access to bus routes, low general landscape sensitivity and low flood risk. Development may provide an opportunity to address a small area of unknown filled ground within the site. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees &amp; hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.</p>

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<b>Site Ref</b>	<b>SA Summary</b>
ELR069	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on protected trees and high quality agricultural land. A small part of the site is within the buffer zone of an historic landfill site. The site scores positively for access to bus routes and for low flood risk. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees & hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.

**Baschurch:**

<b>Site Ref</b>	<b>SA Summary</b>
BAS001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to 3 out of the 5 key amenities, for being partially brownfield (former railway land) and for flood risk. It scores negatively for access to 2 key amenities and facilities, location within the Baschurch Conservation Area, a small part of the site is within the buffer of The Yesters County Wildlife Site and the agricultural land quality is grade 2, as are all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to all 5 key amenities and for being immediately adjacent to Prescott Conservation Area. Agricultural land quality is grade 2 as is the case for all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS003 and 006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for two out of five key amenities, because of its use as an outdoor sports facility and part of the site is within the Baschurch Conservation Areas (Baschurch Centre & Station) and the agricultural land quality is grade 2 as are all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS004	The Stage2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities, being within the buffer zone of a Conservation Area and the agricultural land is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, 3 out of the 5 key amenities, low landscape sensitivity, flood risk and access to a primary school. It scores negatively for being within the buffer zone of two conservation areas (Baschurch Centre & Prescott) and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.
BAS012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to all 5 key amenities and for

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<b>Site Ref</b>	<b>SA Summary</b>
	being wholly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS013 and 011	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, 1 out of 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to any sport and recreation facility, and for being partly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS014	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport; access to a primary school, access to 3 out of 5 key amenities and for flood risk. It scores negatively for 2 out of 5 key amenities being adjacent to Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.
BAS015	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to 2 out of the 5 key amenities, being partly within Baschurch Conservation Area and the agricultural land quality is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good
BAS016	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport low landscape sensitivity and for flood risk. It scores negatively for access to a primary school; access to all 5 key amenities, for being immediately adjacent to Prescott Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor
BAS017	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 2 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to 3 out of the 5 key amenities, and for being within the buffer zones of 2 Conservation Areas (Baschurch Centre and Prescott). The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS018	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access, to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to 2 out of the 5 key amenities, being within the buffer zone of Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS020	The Stage 2a assessment (sustainability appraisal) scores the site positively for low landscape sensitivity and flood risk. It scores negatively for access to public transport, access to a primary school, access to all 5 key amenities and for being immediately adjacent to Baschurch Station Conservation Area. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor.
BAS021	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a



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<b>Site Ref</b>	<b>SA Summary</b>
BAS022	primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities being within the buffer zone of Baschurch Centre Conservation Area and the agricultural land quality is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities and for flood risk. It scores negatively for access to 2 out of the 5 key amenities being within the buffer zone of Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS023	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the other 5 key amenities being adjacent to Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS024	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 2 out of the 5 key amenities and for flood risk. It scores negatively for access to a primary school, access to 3 out of the 5 key amenities and for being within the buffer zones of 2 Conservation Areas (Baschurch Centre and Prescott). The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor.
BAS025	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity, 1 out of the 5 key amenities and flood risk. It scores negatively for access to a primary school, 4 out of the 5 key amenities, for being within the buffer zone of Prescott Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair/poor
BAS032	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 3 out of the 5 key amenities and for flood risk. It scores negatively for access to a primary school, 2 out of the 5 key amenities and for being immediately adjacent to Baschurch Centre Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS033	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to access to all 5 key amenities, and for being wholly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor.
BAS034 and 019	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for

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<b>Site Ref</b>	<b>SA Summary</b>
BAS035	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities, being partly within the buffer zone of 2 Conservation Areas (Baschurch Centre &amp; Baschurch Station) and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.</p>

**Bomere Heath:**

<b>Site Ref</b>	<b>SA Summary</b>
BOM001	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, previous industrial or potentially contaminative use and access to 2 out of five key amenities and facilities. However, it does score negatively for access to 3 out of five key amenities and facilities, access to a primary school and grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.</p>
BOM002	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, it does score negatively for access to 3 out of five key amenities and facilities, access to the primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.</p>
BOM003	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities; access to a primary school, the site is within 300m of a scheduled ancient monument and the site on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor.</p>
BOM004/R	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to the primary school and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.</p>
BOM008	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to the primary school, the site is on amenity green-space and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor.</p>
BOM012	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary</p>



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<b>Site Ref</b>	<b>SA Summary</b>
BOM013	<p>school, low level of flood risk , low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good</p> <p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair</p>
BOM014	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor</p>
BOM017	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair</p>
BOM018/R	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair</p>
BOM019/R	<p>The Stage 2a assessment (sustainability appraisal) scores positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good</p>
BOM020	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good</p>
BOM021	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 of five key amenities and facilities and the site are on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair</p>
BOM22b/09	<p>The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site have tree preservation orders and the site</p>

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<b>Site Ref</b>	<b>SA Summary</b>
	is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM002a/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Condover:**

<b>Site Ref</b>	<b>SA Summary</b>
CON003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. Whilst the site scores negatively for access to 4 out of five key amenities and facilities and is on grade 3 agricultural land, none of the sites assessed at this stage had good access to services & facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
CON005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a conservation area and the site is on grade 2 agricultural land. It should be noted however, that none of the sites assessed at Stage 2a had good access to services and facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
CON006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a conservation area and registered park and the site is on grade 3 agricultural land. It should be noted however, that none of the sites assessed at Stage 2a had good access to services & facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
CON007	The Stage 2a assessment (sustainability appraisal) is positive for access to a park or garden. It is negative for access to a primary school, bus transport, the other four amenities and facilities, proximity to both a Conservation Area and a Registered Park or Garden, flood risk (part of the site) and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

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**Dorrington:**

Site Ref	SA Summary
DOR001	The site is greenfield land, in agricultural use, located on the southern edge of Dorington, adjacent to the A49. The Stage 2a assessment (sustainability appraisal) scores positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site are on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR007 and 008	The Stage 2a assessment (sustainability appraisal) scores both sites positively for access to bus transport and access to 1 out of five key amenities and facilities. In addition, DOR007 also scores positively for access to a primary school and low level of flood risk. However, both sites score negatively for access to 4 out of five key amenities and facilities, the sites are within 250m of a current or historic landfill site or existing waste management facility and are on grade 3 agricultural land. Site DOR008 also scores negatively for part of the site being at high risk from flooding. The sites are neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site are on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR013	The Stage 2a assessment (sustainability appraisal) scores positively for, access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site are on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

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<b>Site Ref</b>	<b>SA Summary</b>
DOR014	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR017	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Hanwood:**

<b>Site Ref</b>	<b>SA Summary</b>
HAN003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN005/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of the five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN011/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site is within 250m of a historic landfill, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN013	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, previous industrial or contaminative use and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site is within 250m of a historic landfill, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall



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<b>Site Ref</b>	<b>SA Summary</b>
	sustainability of the site is judged to be fair

**Harmer Hill**

<b>Site Ref</b>	<b>SA Summary</b>
HH001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to a primary school, the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair
HH002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to a primary school, the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair
HH003	The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, a primary school, all five amenities and facilities, landscape sensitivity (which is high), and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
HH005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to a primary school, the other four amenities and facilities, landscape sensitivity (which is high), proximity to Ancient Woodland and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Montford Bridge:**

<b>Site Ref</b>	<b>SA Summary</b>
MNB001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low landscape sensitivity. It is negative for access to the primary school, lacks all 5 key amenities and facilities, part of the site is in or within a buffer zone of a designated habitat or a regionally important geological site; part of the site is at risk from flooding and has grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
MNB002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low risk of flooding, previous industrial or contaminative use and low landscape sensitivity. It is negative for access to the primary school, lacks all 5 key amenities and facilities, part of the site is in or within a buffer zone of a regionally important geological

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<b>Site Ref</b>	<b>SA Summary</b>
	site, the site is on grade 3 agricultural land and part of the site is 250m from a historic landfill. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor

**Nesscliffe:**

<b>Site Ref</b>	<b>SA Summary</b>
NESS001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site, a Regionally Important Geological Site and ancient woodland. Furthermore, the site has tree preservation orders affecting it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and an ancient woodland. Furthermore, the site has tree preservation orders upon it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and ancient woodland. Furthermore, the site has tree preservation orders affecting it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
NESS004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, previous industrial or potentially contaminative use and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and the buffer zone of a scheduled ancient monument and the buffer zone of a wildlife site and ancient woodland. There are boundary trees with tree preservation orders. The site is classified as grade 3 agricultural land. Whilst flooding is identified as a constraint, the flood zone only impinges on the southern corner of the site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
NESS005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and ancient woodland. There are boundary tree preservation orders and the site is grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to



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<b>Site Ref</b>	<b>SA Summary</b>
NESS007	be fair/poor The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
NESS010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS011	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site within the buffer zone of a wildlife site and ancient woodland. The site is classified as grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives Overall sustainability of the site is judged to be fair
NESS013/10	Planning consent given subject S106

**Uffington:**

<b>Site Ref</b>	<b>SA Summary</b>
UFF003/09	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low level of flood risk. It is negative for access to all 5 key amenities and facilities, access to a primary school, the site has high landscape sensitivity and the site is on grade 2 and 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

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	Overall sustainability of the site is judged to be poor
UFF006/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low level of flood risk. It is negative for access to all 5 key amenities and facilities, access to a primary school, the site has high landscape sensitivity, the site is in or within a buffer zone of a designated habitat or regionally important geological site and the site is on grade 2 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
UFF006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five amenities and facilities, landscape sensitivity (which is high), proximity to a Wildlife Site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Wem Place Plan**

**Wem:**

<b>Site Ref</b>	<b>SA Summary</b>
WEM001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and open space. The site scores positively for access to bus routes, flood risk and the potential to redevelop brownfield land. The site is well outside the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to bus routes and some types of open space, low flood risk and the potential to redevelop brownfield land. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

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<b>Site Ref</b>	<b>SA Summary</b>
WEM007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space. The site scores positively for access to bus routes and amenity green space, low flood risk and potential re-use of brownfield land. The site is well outside the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM008, 011, 027, 028, 034	The Stage 2a assessment (sustainability appraisal) scores these sites negatively for access to some types of open space. Sites furthest to the north and east also score negatively for access to Primary Schools. The sites score positively for access to bus routes and most types of open space and low flood risk. Sites 8 and 11 are adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and some types of open space. The site scores positively for access to bus routes and most types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM014/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five amenities and facilities, flood risk and a previous land use. It is negative for access to a local park or garden and proximity to a Conservation Area. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
WEM014/R, 015/R	The Stage 2a assessment (sustainability appraisal) scores site WEM015 negatively for access to Primary Schools and some types of open space, together with potential impacts on the Conservation Area and the fact that approximately 30% of the sites is in flood zones 2 and 3. Site WEM014 scores negatively for access to some types of open space, together with potential impacts on the Conservation Area. Both sites score positively for access to bus routes and some types of open space. Site WEM014 is within the Development boundary and site WEM015 is adjacent. Both sites are East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of these sites for housing is judged to be poor.
WEM016/a	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on the Conservation Area and agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is adjacent to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM016/b	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on protected trees and flood risk in the southern part of the site. The

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Site Ref	SA Summary
	site scores positively for access to bus routes and some types of open space. The site is adjacent to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM030/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space. The site is not adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM031/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space. The site is not adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM033	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is close to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.

Wem (Employment):

Site ref	SA summary
ELR027	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes, low flood risk and the potential to redevelop brownfield land. However, the site is well outside the Development boundary. Overall sustainability of the site for employment is judged to be fair.
ELR028	The Stage 2a assessment (sustainability appraisal) scores this site positively for access to bus routes and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for employment is judged to be fair.
ELR029	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for employment is judged to be poor.
ELR030	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts agricultural land quality. The site scores positively for access to bus routes and for low flood risk. The site is close to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for employment is judged to be poor.
ELR031a	The Stage 2a assessment (Sustainability appraisal) scores the site positively for access to bus routes and access to open space and children's play area. The site is negative for 3 out of 5 of the key amenities, access to primary school and for



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<b>Site ref</b>	<b>SA summary</b>
	the western tip being situated within a Conservation Area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair.

**Shawbury:**

<b>Site ref</b>	<b>SA Summary</b>
SHAW001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to a Scheduled Ancient Monument, flood risk and potential loss of best and most versatile land. The site scores positively for access to bus routes and Primary Schools and some types of open space, together with low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
SHAW003/R	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to Ancient Woodland and potential loss of best and most versatile land. The site is within the buffer for a historic landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and potential loss of best and most versatile land. The site is within the buffer for a historic landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to many types of open space and potential loss of best and most versatile land. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space potential loss of best and most versatile land. There is a historic landfill on the southern edge of the site. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and adverse impacts on the Shawbury Moat Scheduled Ancient Monument (SAM) which lies immediately adjacent. The site scores positively for access to bus routes and Primary Schools and some types of open space and in principle, for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
SHAW010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and adverse impacts on the Shawbury Moat Scheduled Ancient Monument (SAM) which lies immediately adjacent. Development of the site could result in the loss of best and most versatile agricultural land. The site scores positively for access to bus routes and Primary Schools and some types of open space and in principle, for low landscape sensitivity. Development of the site could help to address issues from a previous use of part of the land. The site is adjacent to the Development boundary. Overall

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<b>Site ref</b>	<b>SA Summary</b>
SHAW012/09	sustainability of the site for housing is judged to be poor. The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to most types of open space and Primary Schools. The site just falls within the buffer zone of the Shawbury Moat SAM. The site scores positively for access to bus routes and one type of open space and for low landscape sensitivity. The site is a significant distance from the Development boundary. Overall sustainability of the site for housing is judged to be fair.

**Myddle**

<b>Site ref</b>	<b>SA Summary</b>
MYD001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and four out of the five amenities and facilities. It is negative for access to a local park or garden, proximity to a Scheduled Ancient Monument, Ancient Woodland and an historic landfill site, flood risk (part of the site) and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Whitchurch Place Plan:**

**Whitchurch:**

<b>Site Ref</b>	<b>SA Summary</b>
WHIT002 and 004	The stage 2a (sustainability appraisal) scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively for access to primary school provision, but is positive with regard to flood risk and broad landscape impact. Overall it is considered the site has an average sustainability.
WHIT005	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, and for three of the five services and facilities. The site also scores positively for flood risk and on broad landscape sensitivity, but scores negatively for access to primary school provision and on impact on agricultural land. Overall the site is considered to be average in sustainability terms.
WHIT006 and 045	The stage 2a (sustainability appraisal) assessment stage scored this site negatively for access to a bus service and to a local primary school. The site only scores positively on one of the five services and facilities criteria. Whilst the site score positively for flood risk and for broad landscape character sensitivity, it is considered that overall the site has a poor sustainability.
WHIT007	The Stage 2a (Sustainability Appraisal) assessment scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively with regard to access to a primary school. A small portion of the southern end of the site is within Flood Zone 2, and on broad landscape grounds the site scores positively. Overall the site is considered to have an average sustainability.
WHIT008	The stage 2a assessment (Sustainability Appraisal) is positive for access to a bus service, four out of the five community



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Site Ref	SA Summary
WHIT009	<p>facilities, flood risk and landscape. There are no negative sustainability issues identified and overall the site is considered to have a good sustainability.</p> <p>The stage 2a (sustainability appraisal) assessment scores this site positively on access to a local bus service, and to all five of the services and facilities criteria. The site score negatively with regard to access to primary school provision, although the site is directly opposite the town's secondary school (Sir John Talbots) and the provision of land for new primary school provision is part of the overall proposal. The broad landscape sensitivity is considered to be low and none of the site is within a defined flood zone. The site has a neutral sustainability on the majority of the other sustainability criteria, although it scores negatively for its impact on the best and most fertile agricultural land, and is within 250m of a previous landfill site. However, overall the site is considered to have a high sustainability.</p>
WHIT010	<p>The stage 2a (sustainability appraisal) scores this site positively for access to a local bus service (on Chester Road) and for four of the five services and facilities criteria. The site scores negatively for access to a primary school, but scores positively for flood risk and for its broad landscape sensitivity. Overall the site is considered to have positive sustainability.</p>
WHIT012	<p>The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, but is negative on access to all five of the recreation facilities/services. Whilst the assessment scores the site negatively for access to primary school provision, it is acknowledged that the site is directly adjacent to the Sir John Talbots Secondary School. The site is positive for flood risk and for broad landscape sensitivity and neutral on the majority of the other sustainability considerations. Because of the poor access to facilities, the site is considered to have poor sustainability.</p>
WHIT014	<p>The stage 2a (sustainability appraisal) site assessment scores this site positively on access to both primary school provision and a local bus service, as well as four of the five services and facilities. The site's broad landscape sensitivity is considered acceptable. The site scores neutrally on flood risk because part of the site is within flood zone 2. Overall the site is considered to have 'fair' sustainability mainly due to its close proximity to services and facilities.</p>
WHIT015/R	<p>Stage 2a (sustainability assessment) is positive for the sites access to a bus service, but only scored positively on one of the four access to facility considerations. The site scores well in relation to flood risk and broad landscape sensitivity. The site scores negatively for its impact on the loss of amenity green space. The site is not considered to be in easy walking distance of a primary school. Overall the site is not considered to be sustainable.</p>
WHIT016	<p>The stage 2a (Sustainability Appraisal) stage scores this site positively for access to a local bus service (on Chester Road) and to four of the five facilities. It scores negatively for access to a primary school and for the potential impact on amenity green space. Overall the site is considered to be sustainable for access to services, but not for impact on flood risk and amenity.</p>
WHIT021	<p>The stage 2a site assessment (sustainability appraisal) is positive for access to bus services, but only on the Alport Road side of the site. The site scores well in relation to two of the five facilities criteria being within easy walking distance of amenity green space and children's play area. The site is not considered to be subject to flood risk or have significant landscape impact considerations. Overall the site is considered to have an average sustainability.</p>
WHIT027/09	<p>The stage 2a (sustainability appraisal) stage scores this site positivity for access to a local bus service and to one of the five</p>

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<b>Site Ref</b>	<b>SA Summary</b>
WHIT028/08 and 025	<p>The site scored negatively for its access to a primary school but in doing so it is acknowledged the town's current primary school provision is within 600meters of the site and, on balance, well related. The site scores neutrally for most of the other criteria, except impact on agricultural land where it scores negatively.</p> <p>Stage 2a (sustainability assessment) is positive for the sites access to a bus service, but only scored positively on one of the five access to recreation facility considerations. The site scores well in relation to flood risk, but the northern part of the site scored only moderately on landscape sensitivity. The site is not considered to be in easy walking distance of a primary school. Overall the site is considered to have poor sustainability.</p>
WHIT029/09	<p>The stage 2a (sustainability appraisal) scores positively for access to a local bus service, primary school provision and three out of five facilities. There are no broad landscape sensitivity issues identified. A small portion of the western part of the site is within flood zone 2. The site scores neutral on the majority of the other criteria. Overall, the site is considered to have an average/high sustainability.</p>
WHIT030/09	<p>The stage 2a (sustainability appraisal) assessment is positive for access to a bus service and for two of the five facilities. The site also scores positively for flood risk and broad landscape sensitivity. The site scores negatively for access to primary school, and is considered to be neutral on the majority of other sustainability criteria. Overall sustainability of the site is considered to be average.</p>
WHIT033/10	<p>The stage 2a (Sustainability Appraisal) process in terms of sustainability considerations the site scores well in terms of its relation to existing Primary School provision, bus services, open space, semi-natural green space and children's play area. The site has no identified flooding or drainage issues and has low sensitivity to landscape impacts and visual amenity. Overall the site is considered to have good sustainability.</p>
WHIT034/10	<p>The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service and to all five of the recreation facilities. The site scores negatively for access to a primary school and for being within the buffer zone of both the town's conservation area and Scheduled Ancient Monument. The western extent of the site is also within semi natural open space. Overall, the site is considered to have a good sustainability in terms of its proximity to services.</p>
WHIT036	<p>The stage 2a (sustainability appraisal) stage scores this site positively for access to a local bus service and to two of the five recreation facilities. The site scores negatively for access to a primary school and the site are within the buffer of a wildlife site (Greenfields Nature Reserve). The site scores positively for both its broad landscape sensitivity and its flood risk. Overall, in overall sustainability terms the site is considered to have an average score.</p>
WHIT037	<p>The Stage 2a (sustainability assessment) assessment scored the site positively for access to a local bus service and to two of the five recreation facilities. The site scores negatively in relation to its proximity to primary school provision, although it is acknowledged that land for a new primary school is being proposed as part of the scheme. The site was scored as having low sensitivity to landscape impact, was not in an area of flood risk, and had no physical constraints in relation to its proximity to sites of historic interest. Overall the site is considered to have an average/high sustainability.</p>
WHIT038 and 032	<p>The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service. The eastern part of the site score positively on three of the five facilities whilst the western part of the site scores positively on two of the five. No</p>

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<b>Site Ref</b>	<b>SA Summary</b>
	part of the site scores positively for access to a primary school. All parts of the site score positively on landscape sensitivity and flood risk, but are negative on the impact on agricultural land (grade 2). Overall the site is considered to have an average sustainability.
WHIT039	The stage 2a (sustainability appraisal) assessment scored this site positively for access to a local bus service and to two of the five services and facilities. The site scored negatively with regards to pedestrian access to a primary school, but scores positively for flood risk and for broad impact on landscape sensitivity. Overall the site is considered to have an average sustainability.
WHIT044	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service, and with three of the five facilities (largely due to the sites close proximity to the Greenfields nature Reserve to the south). Overall, the site is considered to have an average sustainability.
WHIT046, 003, 003C/D	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively for access to primary school provision. The site scores positively for broad landscape sensitivity and for flood risk. The site generally scores neutrally for the other criteria, except impact on best and most versatile agricultural land. Overall the site is considered to have an average sustainability.
WHIT047	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus services, primary school and to three of the five recreation facilities. The site also scores positively for the re-use of industrial land. Overall the site is considered to be in a sustainable location.
WHIT048	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a children's play area, a young person's recreational facility, proximity to a Wildlife Site, to an historic landfill site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WHIT049	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a young person's recreational facility and proximity to an historic landfill site. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
WHIT050	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low), flood risk and a previous land use. It is negative for access to a primary school, a local park or garden and a young person's recreational facility. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

**Whitchurch (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR033	The stage 2a (sustainability appraisal) scores positively for access to a local bus service and three out of five facilities. There are no broad landscape sensitivity issues identified. A small portion of the western part of the site is within flood zone 2. The



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<b>Site Ref</b>	<b>SA Summary</b>
	site scores neutral on the majority of the other criteria. Overall, the site is considered to be sustainable.
ELR034	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on international wildlife sites and high quality agricultural land. The site contains a former landfill (Broughall Landfill). The site scores positively for low landscape sensitivity and low flood risk. Overall sustainability of the site is judged to be fair.
ELR035	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site scores positively for access to bus routes and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.
ELR036	The Stage 2A sustainability assessment saw the site score well for its links to public transport. The site was scored as having low sensitivity to landscape impact, was not in an area of flood risk, and had no physical constraints in relation to its proximity to sites of historic interest. However, the site scored negatively for access to amenities which would be required for new housing, such as proximity to primary school provision (although land for a new primary school is being proposed as part of the scheme), and access to some types of open space. Overall sustainability of the site is judged to be fair.
ELR037	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on high quality agricultural land. The site contains a former landfill site. The local landscape has low sensitivity and the site benefits from low flood risk. Overall sustainability of the site for employment use is judged to be fair.
ELR038	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on an international biodiversity designation (RAMSAR site). The site scores positively for low flood risk and may provide an opportunity to re-use previously developed land and address contamination from former uses.

**Ash Magna:**

<b>Site Ref</b>	<b>SA Summary</b>
ASHM003	The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities, location partly within a SSSI, proximity to a Special Area of Conservation and a Ramsar site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
ASHM004	The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities, proximity to a Special Area of Conservation and a Ramsar site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
ASHM006	The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities, proximity to a Special Area of Conservation and a Ramsar site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

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**Prees:**

<b>Site Ref</b>	<b>SA Summary</b>
PRE002/R, 011, 012	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, and to three of the five recreation facilities. The site is considered to have a neutral impact on the continued use of informal or formal recreational space. The site is considered to have broadly positive landscape sensitivity. The western part of the site is within flood zone 3, although it is acknowledged that the proposed scheme does not include this part of the site for development. Overall the site is considered to have an average/high sustainability.
PRE004	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service, but negatively for access to the local primary school as it is considered to be more than a 10 minute walk. The site also scores negatively on access to all five of the recreation facility criteria. The site is considered to have capacity in landscape terms for new development. Overall because of the poor pedestrian access to local facilities, it is considered this site has poor/average sustainability.
PRE005	The stage 2a (sustainability appraisal) assessment scores this site negatively for both access to a local bus service and the local primary school, being more than 10 minutes' walk from both. The site scores positively on access to three of the five recreation facilities, on broad landscape sensitivity and flood risk. Overall, the site is considered to have average sustainability.
PRE006	The stage 2a (sustainability appraisal) assessment scores this site negatively for both access to a local bus service and the local primary school, being more than 10 minutes' walk from both. The site scores positively on access to three of the five recreation facilities, on broad landscape sensitivity and flood risk. Overall, the site is considered to have average sustainability.
PRE007	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school and to two of the five recreation facilities. The site is not considered to impact negatively on local recreation amenities. The site is within the buffer zone of the village conservation area and on grade 2 agricultural land. Overall the site is considered to have an average sustainability.
PRE008	The stage 2a (sustainability appraisal) assessment score this positively for access to both a local bus service and primary school, and to one of the five recreation facilities. The site is partially within the conservation area and is within grade 2 agricultural land. There are TPO's on trees to the north of the site area. Overall the site is considered to have average sustainability.
PRE009	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, but scores negatively on access to all five of the recreational facilities. The site is within grade 2 agricultural land and is adjacent to the village conservation area. Overall, it is considered this site has poor/average sustainability.
PRE015	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a bus service and a primary school, but negatively for all five of the recreation facilities. The site sits within the buffer of the conservation area and the majority of the site is grade 2 agricultural land. Overall, because of the poor access to recreation facilities the site is considered to have poor/average sustainability.

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<b>Site Ref</b>	<b>SA Summary</b>
PRE017	The stage 2a (sustainability appraisal) assessment scores this positively for access to a bus service, but negatively for access to the local primary school and all five of the recreation facilities. Whilst the site scores neutrally on a number of the other criteria, overall it is considered this site has poor sustainability.
PRE019/09	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, and to three of the five recreational facility criteria. The site is considered to have low landscape sensitivity and low flood risk. Overall the site's is considered to be of average/high sustainability.

**Prees Heath:**

<b>Site Ref</b>	<b>SA Summary</b>
PH001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and proximity to a SSSI. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair
PH002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. . It is negative for access to a primary school, all five amenities and facilities and proximity to a SSSI. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair
PH003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. . It is negative for access to a primary school, all five amenities and facilities, proximity to a SSSI and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair
PH004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities, proximity to a both a Ramsar site and a Special Area of Conservation, presence of a group Tree Preservation Order and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor
PH005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, and landscape sensitivity (which is low). It is negative for access to a primary school, all five amenities and facilities, proximity to a both a Ramsar site and a Special Area of Conservation and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor

**Prees Higher Heath:**

<b>Site Ref</b>	<b>SA Summary</b>
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<b>Site Ref</b>	<b>SA Summary</b>
<b>PHH010</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school and all five amenities and facilities. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
<b>PHH011</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school and all five amenities and facilities. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Tilstock:**

<b>Site Ref</b>	<b>SA Summary</b>
TIL001	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is considered to be within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.
TIL002 (incl. TIL006)	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. Around 60% of the site is within grade 2 agricultural land. Overall the site is considered to have average sustainability.
TIL005	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.
TIL007	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.
TIL008	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape

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	assessment indicates low sensitivity. The site is within grade 2 agricultural land. Overall the site is considered to have average sustainability.
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## Appendix H: SA scoring matrix for Final Plan Development Management Policies

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

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	++	++	++	++	The policy demonstrates long term housing need across the whole of Shropshire, with the effects being direct and permanent.
3	++	++	++	++	A sufficient, long term supply of employment land to support economic development will be met. The deliverability of this employment land will be beneficial across Shropshire.
4	++	++	++	++	Encourages investment and new business opportunities across Shropshire
5	+	+	+	+	New development will link to existing transport infrastructure and the policy's strategic approach provides opportunities to coordinate development proposals with future public transport proposals
6	+	+	+	+	Sufficient land will be made available in accessible locations
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	No significant impact

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SO	#	Commentary
13	0	No significant impact
14	0	No significant impact
15	0	No significant impact
16	0	No significant impact
17	0	No significant impact
18	0	No significant impact

**Policy MD2 Sustainable Design**

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

10. Achieve local aspirations for design, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.
11. Contribute to and respect locally distinctive or valued character and existing amenity value by:
  - iv. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and
  - v. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and
  - vi. Respecting, enhancing or restoring the historic context, such as the significance and character of any heritage assets, in accordance with MD13; and
  - vii. Enhancing, incorporating or recreating natural assets in accordance with MD12.
12. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style;
13. Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDs handbook as set out in the Water Management SPD
14. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including;
  - i) Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing

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<b>Policy MD2 Sustainable Design</b>	
	landscape character, geological and heritage assets and; providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play and recreation uses;
ii)	ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.
iii)	
15.	Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design.
	Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.

SO	#	Commentary			
		S	M	L	
1	++	++		L	Incorporate holistic design within new development to provide safe and useable outdoor spaces, which will benefit many communities across the county.
2	++	++		++	Provide high quality design principles which will respond positively within the area.
3	0	0		0	No significant impact
4	+	+		+	The policy will encourage high quality design which respects the character of its setting and contributes to visual amenity thus providing an attractive setting for potential investors.
5	0	0		0	No significant impact
6	0	0		0	No significant impact
7	++	++		++	Open space requirement will ensure a provision of multifunctional open space which will be available for community recreational and cultural activities
8	+	+		+	Multifunctional outdoor open spaces
9	+	+		+	Requirements for good standards of sustainable design and construction will make a positive contribution to climate change resilience of an area and will promote the use of energy efficient, low carbon and renewable energy technologies.
10	++	++		++	The policy will incorporate SuDs as an integral part of design, which will help to help adapt to the impact of climate

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SO	#	Commentary
		change, thus benefiting large areas of Shropshire
11	++	Requirement to respond positively to the local character and distinctiveness of an area, within all new design, as well as creating a positive sense of place. New designs will benefit large communities in a direct way across Shropshire.
12	++	The policy aims to respect and reflect existing historic context and heritage assets within all new design.
13	++	The policy will consider natural and semi natural features within the design process to help protect from harmful development
14	+	Incorporate SuDs and holistic landscape design to enhance elements of the natural landscape including ponds, wetlands, and watercourses which will support the protection of Shropshire's water resources
15	0	No significant impact
16	+	The policy will consider flood risk management through SuDs and surface water drainage
17	0	No significant impact
18	0	No significant impact

**Policy MD3 Managing Housing Development**

**Delivering housing:**

7. Residential proposals should be sustainable development that:
  - iv. meets the design requirements of relevant Local Plan policies; and
  - v. for allocated sites, reflects any development guidelines set out in the relevant settlement policy; and
  - vi. On sites of five or more dwellings, includes a mix and type of housing that has regard to local evidence and community consultation.

**Renewing permission:**

8. When the proposals are for a renewal of planning consent, evidence will be required of the intention that the development will be delivered within three years.

**Matching the settlement housing guideline:**

9. The settlement housing guideline is a significant policy consideration. Where development would result in the number of completions plus outstanding permissions exceeding the guideline, decisions on whether to exceed the guideline will have regard to:
  - v. The degree by which the requirement is exceeded; and
  - vi. The likelihood of delivery of the outstanding permissions; and



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<b>Policy MD3 Managing Housing Development</b>	
vii.	Evidence of community support; and
viii.	The benefits arising from the development; and
ix.	The presumption in favour of sustainable development.
Where a settlement housing guideline appears unlikely to be met by the end of the plan period, additional sites beyond the development boundary that accord with the settlement policy may be acceptable subject to the criteria in paragraph 3 above.	

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	++	++	++	++	Future housing needs will be met across Shropshire, including the mix and type of housing. Design requirements to be met to ensure good quality standards of development.
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
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	No significant impact
18	0	0	0	0	No significant impact

**Policy MD4 Managing Employment Development**

Further to Policies CS14 and CS19, as part of the management of a portfolio of employment land and premises and to maintain a reservoir of available sites:

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

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	0	0	0	0	No significant impact
3	++	++	++	++	The policy will allow for a future supply of employment land to be provided throughout Shropshire to help sustain the economy.
4	++	++	++	++	Both regeneration opportunities and new employment sites will allow for future investment across Shropshire.
5	+	+	+	+	New development will link to existing transport infrastructure and the policy's strategic approach provides opportunities

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SO	#	Commentary
		to coordinate development proposals with future public transport proposals
6	+	New employment land will be focussed in accessible locations, reducing the need for people to travel.
7	0	No significant impact
8	0	No significant impact
9	0	No significant impact
10	0	No significant impact
11	0	No significant impact
12	0	No significant impact
13	0	No significant impact
14	0	No significant impact
15	0	No significant impact
16	0	No significant impact
17	0	No significant impact
18	0	No significant impact

**Policy MD5 Sites for Sand and Gravel Working**

1. The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the site identified on the Proposals Map and allocated in Schedule MD5a below;
2. Where monitoring demonstrates that the further controlled release of sand and gravel reserves is required, then the subsequent development of mineral working will be considered at the sites identified in Schedule MD5b below. Applications for earlier development of these sites will be considered on their merits. In considering any such application, particular regard will be paid to:
  - i. the need for minerals development to maintain an adequate and steady supply of sand and gravel consistent with the established production guideline;
  - ii. the need to control potential cumulative impacts associated with concurrent or sequential mineral extraction operations in a specific area, including through the imposition of output or timescale restrictions where these are necessary to reduce the potential for market oversupply and cumulative adverse environmental impacts;
  - iii. whether the early release of the site would enhance sustainability through meeting an identified local need.

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<b>Policy MD5 Sites for Sand and Gravel Working</b>	
3.	Proposals for mineral working falling outside the allocated areas will be permitted where developers can demonstrate that: <ul style="list-style-type: none"> <li>i. the proposal would meet an unmet need or would prevent the sterilisation of the resource; and,</li> <li>ii. the proposal would not prejudice the development of the allocated sites; and,</li> </ul> significant environmental benefits would be obtained as a result of the exchange or surrender of existing permissions or the site might be significantly more acceptable overall than the allocated sites, and would offer significant environmental benefits.

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	0	0	0	0	No significant impact
3	+	+	+	+	Sand and gravel working will support the Shropshire economy; by having permitted extraction sites, it will allow for development to take place. By imposing restrictions on mineral workings outside permitted areas, it will prevent any adverse economic impacts to permitted sites, thus supporting the need for sustainable economic development.
4	+	+	+	+	Sand and gravel working will support existing businesses by allowing for any needed expansions through improved infrastructure.
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
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	No significant impact
18	++	++	++	++	Sand and Gravel working will allow for the efficient use of material resources. The policy will regard the need for mineral development, which will maintain an adequate and steady supply of sand and gravel where needed for development to take place

<b>Policy MD6 Greenbelt</b>	
<b>Green Belt</b>	
6.	In addition to meeting the general requirements that apply in the countryside as set out in Policies CS5 and MD7, development proposed in the Green Belt must be able to demonstrate that it does not conflict with the purposes of the Green Belt or harm its openness. Exceptions to this are: <ul style="list-style-type: none"> <li>i. Limited infill development in identified Community Hubs or Clusters that accords with Policy MD3 and can demonstrate that it is sympathetic to the character of the settlement and the settlement policy, and in all other respects meets the policy tests set out in the Local Plan;</li> <li>ii. Development, including changes of use, on previously developed sites providing the development is for employment or economic uses, defence uses, local community use or affordable housing; and the development enhances the site and its contribution to the landscape setting.</li> </ul>
<b>Cosford</b>	
	RAF Cosford and museum are identified on the Proposals Map as a major developed site within the Green Belt in which additional development for military uses or redevelopment for economic uses would be appropriate as a major contributor to Shropshire's economy and as part of securing the future of Albrighton as a sustainable settlement.

<b>SO</b>	<b>#</b>				<b>Commentary</b>
	S	M	L		
1	0	0	0		No significant impact
2	+	+	+		Any development must meet strict guidelines and show it is a necessity, meeting the needs of households. Development will be of good quality design that doesn't harm the Greenbelt.
3	+	+	+		Policy will support suitable economic development within the green belt, and RAF Cosford
4	+	+	+		Policy will allow for the diversification of the rural economy through the use of previously developed sites for employment use.
5	0	0	0		No significant impact
6	0	0	0		No significant impact
7	+	+	+		Policy will restrict development in greenbelt areas, demonstrating it will not harm its openness, thus helping to enhance the amenity value

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SO	#	Commentary
8	0	No significant impact
9	0	No significant impact
10	0	No significant impact
11	+	The policy aims to preserve and protect landscape and countryside by limiting development
12	0	No significant impact
13	+	The policy will limit development which will indirectly protect ecosystems and habitats
14	0	No significant impact
15	0	No significant impact
16	0	No significant impact
17	+	The policy will protect agricultural land within the greenbelt, some of which may be best and versatile land.
18	0	No significant impact

**Policy MD7a Managing Housing Development in the Countryside**

1. Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs, other relevant policy requirements and, in the case of market residential conversions, a scheme provides an appropriate mechanism for the re-use and retention of buildings which are heritage assets. In order to protect the long term affordability of affordable exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions;
2. Dwellings to house essential rural workers will be permitted if:-
  - a. there are no other existing suitable and available affordable dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural enterprise; and,
  - b. in the case of a primary dwelling to serve an enterprise without existing permanent residential accommodation, relevant financial and functional tests are met and it is demonstrated that the business is viable in the long term and that the cost of the dwelling can be funded by the business. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing will be required, calculated in accordance with the current prevailing target rate and related to the floorspace of the dwelling;

or,

  - c. in the case of an additional dwelling to provide further accommodation for a worker who is required to be present at the business for the



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**Policy MD7a Managing Housing Development in the Countryside**

majority of the time, a functional need is demonstrated and the dwelling is treated as affordable housing, including size restrictions. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, it will be made available as an affordable dwelling, unless it can be demonstrated that it would not be suitable. Where unsuitability is demonstrated, a financial contribution to the provision of affordable housing, equivalent to 50% of the difference in the value between the affordable and market dwelling will be required.

Such dwellings will be subject to occupancy conditions. Any existing dwellings associated with the rural enterprise may also be subject to occupancy restrictions, where appropriate. For primary and additional rural workers' dwellings permitted prior to the adoption of the Core Strategy in March 2011, where occupancy restrictions are agreed to be removed, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate and related to the floorspace of the dwelling.

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

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	The policy will provides housing where it is deemed necessary for countryside and rural workers
3	0	0	0	No significant impact
4	+	+	+	Policy will support the existing rural economy, by providing an attractive setting for workers
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	0	0	0	No significant impact
10	0	0	0	No significant impact

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SO	#	Commentary
11	++	Development will be strictly controlled within the countryside, thus protecting the Shropshire landscape
12	++	Preserves historic buildings and cultural heritage
13	++	Protects the natural environment through controlling future development
14	+	The policy aims to manage future development, which will protect the countryside and thus indirectly protecting water resources
15	0	No significant impact
16	0	No significant impact
17	+	The policy aims to manage future development, which protects agricultural land, some of which may include the county's best and most versatile land.
18	0	No significant impact

Policy MD7b Managing Other Development in the Countryside
Further to the considerations set out by Core Strategy Policy CS5:
<ol style="list-style-type: none"> <li>1. Where proposals for the re-use of existing buildings require planning permission, if required in order to safeguard the character of the converted buildings and/or their setting, Permitted Development Rights will be removed from any planning permission;</li> <li>2. Proposals for the replacement of buildings which contribute to the local distinctiveness, landscape character and historic environment, will be resisted unless they are in accordance with Policies MD2 and MD13. Any negative impacts associated with the potential loss of these buildings, will be weighed with the need for the replacement of damaged, substandard and inappropriate structures and the benefits of facilitating appropriate rural economic development;</li> <li>3. Planning applications for agricultural development will be permitted where it can be demonstrated that the development is: <ol style="list-style-type: none"> <li>a. Required in connection with a viable agricultural enterprise and is of a size/ scale and type which is consistent with its required agricultural purpose and the nature of the agricultural enterprise that it is intended to serve;</li> <li>b. Well designed and located in line with CS6 and MD2 and where possible, sited so that it is functionally and physically closely related to existing farm buildings; and,</li> </ol> </li> </ol> <p>There will be no unacceptable impacts on environmental quality and existing residential amenity.</p>

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SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Allows for re-use, replacement and conversion of buildings to provide sufficient quality housing where needed
3	+	+	+	Allows for new agricultural development where needed which helps to promote economic development
4	+	+	+	Policy will support the need for existing agricultural businesses to expand and diversify, where it is deemed necessary for the required enterprise.
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	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	Policy will protect landscapes by restricting by preventing loss of valued buildings
12	+	+	+	Policy will protect landscapes by restricting by preventing loss of historic buildings
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	0	0	0	No significant impact
18	0	0	0	No significant impact

**Policy MD8 Infrastructure Provision**

**Existing Infrastructure**

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

**New Strategic Infrastructure**

6. Applications for new strategic energy, transport, water management and telecommunications infrastructure will be supported in order to help deliver national priorities and locally identified requirements, where its contribution to agreed objectives outweighs the potential for adverse impacts. Particular consideration will be given to the potential for adverse impacts on:
  - x. Residential and other sensitive neighbouring land uses;
  - xi. Visual amenity;
  - xii. Landscape character and sensitivity, including impacts on sensitive skylines;
  - xiii. Recognised natural and heritage assets and their setting, including the Shropshire Hills AONB (Policy MD12);
  - xiv. The visitor and tourism economy including long distance footpaths, cycle tracks and bridleways (Policy MD11);
  - xv. Noise, air quality, dust, odour and vibration;
  - xvi. Water quality and resources;
  - xvii. Impacts from traffic and transport during the construction and operation of the infrastructure development;
  - xviii. Cumulative impacts.

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

5. The following infrastructure specific criteria will also apply:

*Renewable Energy Infrastructure*

- iv. In the case of wind energy proposals, particular attention will also be paid to the potential for adverse impacts on the safe operation of military and civilian aircraft, impacts on telecommunications equipment and to potential adverse impacts from shadow flicker, amplitude modulation and electro-magnetic interference;
- v. In the case of biomass, anaerobic digestion and geothermal energy proposals, particular attention will be also be paid to the potential for

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**Policy MD8 Infrastructure Provision**

opportunities to recover heat and power;

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

*Other New Infrastructure*

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

*Monitoring and Decommissioning*

vi. Where planning permission establishes performance standards, applicants will be expected to demonstrate compliance through the submission of regular monitoring reports;

vii. Proposals for temporary infrastructure will be expected to include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use;

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

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	0	0	0	0	No significant impact
3	0	0	0	0	No significant impact
4	++	++	++	++	Requirement to support new infrastructure, encourage investment and support existing businesses
5	+	+	+	+	Offers opportunity to support and expand existing infrastructure
6	+	+	+	+	Supports provision of telecommunications infrastructure which enables home working and reduces the need to travel
7	0	0	0	0	No significant impact
8	0	0	0	0	No significant impact
9	++	++	++	++	Supports renewable energy infrastructure, reducing the contribution to climate change
10	0	0	0	0	No significant impact
11	++	++	++	++	Protects landscape character from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on landscape character

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SO	#		Commentary
12	++	++	Protects historic environment from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on the historic environment
13	++	++	Protects natural environment from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on natural environment
14	++	++	Protects water quality from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on water quality
15	+	+	New infrastructure should give consideration to the potential adverse impact on air quality
16	++	++	Supports new water management infrastructure which is likely to reduce the risk of flooding
17	0	0	No significant impact
18	0	0	No significant impact



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**Policy MD9 Protecting Employment Areas**

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

SO	#	Commentary
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SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	0	0	0	0	No significant impact
3	++		++	++	Policy aims to protect employment land, to help maintain an appropriate supply, through location type and size, which will support sustainable economic development across Shropshire.
4	++		++	++	Policy will encourage new investment opportunities and encourage new business growth, which will help to encourage the diversification of the rural economy,
5	0	0	0	0	No significant impact
6	+		+	+	Policy will support new development opportunities, as well as the choice of location and accessibility for new business premises across Shropshire.
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
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	No significant impact
18	+		+	+	Renewal of existing an employment use on land which has previously been developed, which help to ensure the efficient use land and materials

**Policy MD10a Managing Town Centre Development**

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

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

2a. In Category 'A' Centres:

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

2b. In Category 'B' Centres:

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

2c. In Category 'C' Centres:

- i. Within the Primary Frontage changes of use away from retail (A1) within ground floor premises will be resisted unless the proposal is for a main town centre use which would maintain and active and continuous frontage; would not result in an over concentration or undue dominance of non-retail uses; and evidence is submitted of an appropriate and sustained marketing campaign promoting the premises for

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<b>Policy MD10a Managing Town Centre Development</b>	
	retail (A1) use.
ii.	Within the Secondary Frontage other main town centre uses will be acceptable where they would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.
iii.	Proposals for non-town centre uses in Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre
iv.	There is a presumption in favour of proposals for main town centre uses within the wider Town Centre. In other settlements the preferred location for main town centre uses will be within or on the edge of a recognised high street or recognised village centre, and should be consistent with the relevant Settlement Strategy identified in Policies S1-S18 or a Neighbourhood Plan or Community Led Plan where one is adopted.

<b>SO</b>	<b>#</b>	<b>S</b>	<b>M</b>	<b>L</b>	<b>Commentary</b>
1	0	0	0	0	No significant impact
2	0	0	0	0	No significant impact
3	0	0	0	0	No significant impact
4	++	++	++	++	Presumption in favour of retail proposals and town centre uses, which helps to encourage new investment
5	0	0	0	0	No significant impact
6	+	+	+	+	New retail development is to be focussed within town centres, which are considered accessible locations due to the existing infrastructure
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	No significant impact
11	+	+	+	+	New development which is not retail use will be resisted to help maintain a continuous frontage within the town centre, which helps preserve the distinctiveness of historic market towns
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
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	No significant impact

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SO	#	Commentary
18	0	No significant impact

Policy MD10b Impact Assessment for Town and Rural Centres		
1.		To ensure development does not cause significant adverse impacts on the vitality and vibrancy of Shropshire's town and rural centres, applicants will be required to prepare Impact Assessments for new retail, leisure and office proposals where they:
i.		Are located outside a defined town centre, or are more than 300 meters from a locally recognised high street or village centre; and
ii.		Are not in accordance with the area's settlement strategy; and
iii.		Have a gross floor space above the following thresholds:
	a)	Shrewsbury – 500sqm;
	b)	Principal Centres (identified in CS15) – 300 sum;
	c)	District Centres (identified in CS15) and other rural centres – 200 sum.
		The Council will not permit proposals which have a significant adverse impact on town centres, or where it is considered the scope of the Impact Assessment is insufficient.

SO	#	Commentary		
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Allow for new business opportunities without impacting on the vitality of town and rural centres across Shropshire, helping to promote a sustainable economy
4	+	+	+	Allows for new investment without having adverse impact on existing businesses
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

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9	0	0	0	0	0	No significant impact
10	0	0	0	0	0	No significant impact
11	+	+	+	+	+	Allowing for new development without adversely affecting existing townscapes
12	0	0	0	0	0	No significant impact
13	0	0	0	0	0	No significant impact
14	0	0	0	0	0	No significant impact
15	0	0	0	0	0	No significant impact
16	0	0	0	0	0	No significant impact
17	0	0	0	0	0	No significant impact
18	0	0	0	0	0	No significant impact



**Policy MD11 Tourism facilities and visitor accommodation**

1. Tourism, leisure and recreation development proposals that require a countryside location will be permitted where the proposal complements the character and qualities of the site's immediate surroundings, and meets the requirements in Policies CS5, CS16, MD7, MD12, MD13 and relevant local and national guidance;
2. All proposals should be well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and landscaping and planting schemes where appropriate. Proposals within and adjoining the Shropshire Hills AONB should pay particular regard to landscape impact and mitigation.

**Canal side facilities and new marinas:**

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

**Visitor accommodation in rural areas:**

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

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SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	++	++	++	Supports tourism and leisure facilities within the Shropshire economy and retains existing economic benefits
4	+	+	+	Supports the diversification of the rural economy
5	0	0	0	No significant impact
6	+	+	+	Focussing canal side development in accessible locations will help to reduce the need for people to travel.
7	++	++	++	Support for tourism, leisure and recreation promotes participation in a range of recreational and cultural activities
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	++	++	++	Policy aims to mitigate the impact of proposals on the visual quality of the area. Proposals within an AONB will have regard for landscape impact and mitigation to help preserve the character of Shropshire's distinct landscape.
12	+	+	+	Policy aims to mitigate the impact on cultural and historical assets
13	+	+	+	Policy aims to mitigate the impact on biodiversity networks through the restriction of development on the canal side
14	+	+	+	Visitor accommodation will have significant regard to environmental impacts, which will help to protect water resources
15	0	0	0	No significant impact
16	+	+	+	Static caravan, chalet and log cabin sites in areas of high flood risk encouraged to relocate to lower risk areas
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**Policy MD12 Natural Environment**

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

3. Ensuring that the social or economic benefits of development can be demonstrated to clearly outweigh the harm to natural assets where proposals are likely to have an unavoidable significant adverse effect, directly, indirectly or cumulatively, on any of the following:

- xii. the special qualities of the Shropshire Hills AONB;
- xiii. locally designated biodiversity and geological sites;
- xiv. priority species;
- xv. priority habitats
- xvi. important woodlands, trees and hedges;
- xvii. ecological networks
- xviii. geological assets;
- xix. visual amenity;
- xx. landscape character and local distinctiveness.

In these circumstances a hierarchy of mitigation then compensation measures will be sought.

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

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Sustainable tourism relies on a high quality natural environment
4	+	+	+	Through the preservation of natural assets, an attractive setting can be maintained, which may help to encourage future investment within the area.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	+	+	+	Support will be given to development which provides a positive contribution towards the amenity value of Shropshire's countryside. Support will be given to development which demonstrates clear social benefits.

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SO	#		Commentary
8	0	0	No significant impact
9	0	0	No significant impact
10	+	+	Linking existing habitats increases the ability of species to move in response to climate change
11	++	++	Policy aims to conserve and enhance Shropshire's natural assets and respect the character and distinctiveness of the landscape through controlling future development proposals.
12	0	0	No significant impact
13	++	++	Policy aims to conserve and protect ecosystems from any adverse impacts and supports proposals which have a positive impact on biodiversity and geological interests.
14	+	+	Policy aims to conserve and protect water resources from harmful pollutants through the monitoring of development
15	0	0	No significant impact
16	0	0	No significant impact
17	0	0	No significant impact
18	0	0	No significant impact

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<b>Policy MD13: Historic Environment</b>	
In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be conserved, sympathetically enhanced and restored by:	
4.	Ensuring that proposals which are likely to either directly or indirectly affect the significance of a heritage asset, including its setting, are accompanied by a Heritage Assessment.
5.	Ensuring that the social or economic benefits of a development can be demonstrated to clearly outweigh any adverse effects on the significance of a heritage asset, or its setting, taking into account the degree of harm, the importance of the asset and any potential beneficial use of the asset. Where such proposals are permitted, measures to offset and record the loss of significance to the heritage asset and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.
Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.	

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	0	0	0	0	No significant impact
3	+	+		+	Conservation and enhancement of historic assets contributes to sustainable tourism which is an important element of the Shropshire economy. However, the effect is likely to be relatively limited.
4	+	+		+	Preserving cultural and historical assets will help to maintain an attractive setting, which may in turn encourage future investment.
5	0	0	0	0	No significant impact
6	0	0	0	0	No significant impact
7	+	+		+	Heritage assets provide cultural and spiritual opportunities for small groups of people throughout Shropshire
8	0	0	0	0	No significant impact
9	0	0	0	0	No significant impact
10	0	0	0	0	No significant impact
11	++	++		++	Preserves the distinctiveness of Shropshire's historic market towns and the historic element of landscape character
12	++	++		++	Protects the historic environment throughout Shropshire from significant adverse impacts of development
13	0	0	0	0	No significant impact

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SO	#	Commentary
14	0	No significant impact
15	0	No significant impact
16	0	No significant impact
17	0	No significant impact
18	0	No significant impact



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<b>Policy MD14 Waste Management Facilities</b>	
1.	Further to Policy CS19, the development of waste transfer, recycling and recovery facilities will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to: <ul style="list-style-type: none"> <li>iii. Measures to protect people and the environment from adverse effects, including: visual; noise; vibration; dust; litter; vermin and birds; air and water pollution; odour; or traffic impacts;</li> <li>iv. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network, in particular the quality of the proposed access to the Primary Route Network;</li> </ul>
2.	In the case of specific types of waste management facility, the following criteria will also apply: <ul style="list-style-type: none"> <li>vi. In-vessel composting and anaerobic digestion facilities will be permitted in appropriate locations, including the re-use of existing buildings or as part of an integrated waste management facility. Open air composting facilities will be permitted in appropriate locations where bio-aerosol emissions can be acceptably controlled and the scale and impacts of the operation do not materially conflict with surrounding land uses;</li> <li>vii. Facilities for the recycling of construction and demolition materials may be acceptable on existing landfill and mineral working sites provided that the agreed restoration of the site is not unduly prejudiced and that waste recovery operations are linked to its agreed operational life;</li> <li>viii. Proposals to recover energy from waste will be permitted in appropriate locations where it can be demonstrated to the satisfaction of the Waste Planning Authority that the proposal does not undermine the provision of waste management facilities further up the waste hierarchy. Proposals for energy recovery facilities should include provision for the recovery of both heat and power, unless this can be demonstrated to be impracticable;</li> <li>ix. Facilities for the handling, treatment, processing or disposal of Hazardous Wastes will not be permitted unless it can be demonstrated that the facility is in an appropriate location and the proposal complies with other relevant policies in the Development Plan; <ul style="list-style-type: none"> <li>Where planning permission is required, development proposals for the spreading onto land of untreated or treated wastes or waste derivatives including liquids, sludges or solids will not be permitted unless it can be shown that alternative methods recovering material or energy value from the waste, consistent with the waste hierarchy, are impracticable.</li> </ul> </li> </ul>

<b>SO</b>	<b>#</b>	<b>Commentary</b>		
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact

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SO	#		Commentary
3	0	0	No significant impact
4	+	+	Will support existing waste management businesses
5	0	0	No significant impact
6	0	0	No significant impact
7	0	0	No significant impact
8	0	0	No significant impact
9	0	0	No significant impact
10	0	0	No significant impact
11	++	++	Will protect the natural environment from adverse impacts
12	++	++	Controlled development will limit the historic environment from adverse impacts
13	++	++	Requirement to control adverse impacts on natural environment protects bio- and geo-diversity
14	++	++	Requirement to control adverse impacts on natural environment protects water resources
15	++	++	Requirement to control adverse impacts on natural environment protects air quality
16	0	0	No significant impact
17	+	+	Restriction on spreading of wastes to land reduces risk of contamination and protects soil quality
18	++	++	Promotes use of waste as a resource which reduces need for primary aggregates

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<b>Policy MD15 Landfill and Landraising Sites</b>	
1.	Proposals for new sites or extended landfill or landraising facilities will only be supported where: <ul style="list-style-type: none"> <li>iv. No viable alternative form of waste management, higher up the waste hierarchy, is available or practicable;</li> <li>v. The proposed development would provide a solution for waste generated in Shropshire or for cross boundary waste flows consistent with the principle of ‘equivalent self-sufficiency’;</li> <li>vi. The additional capacity generated would not prejudice the completion or restoration of existing landfill and landraising sites.</li> </ul>
2.	Proposals for new landfill or landraising facilities or extensions to existing facilities must: <ul style="list-style-type: none"> <li>v. Comply with relevant water management and water resource protection policy requirements;</li> <li>vi. Demonstrate to the satisfaction of the WPA that the need for the facility outweighs any adverse environmental impacts which the proposal is likely to cause;</li> <li>vii. Make provision for the management and control of the generation of any leachate and landfill gas, including, wherever feasible, the recovery of energy from landfill gas;</li> <li>viii. Comply with other relevant policies of the Development Plan.</li> </ul>
3.	Proposals for new landfill or landraising facilities or extensions to existing facilities will include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. On non-hazardous landfill sites interim restorations will be required to allow time for settlement to slow sufficiently before restoration is completed. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following: <ul style="list-style-type: none"> <li>vi. Proposals which take account of the geography of the site, its surroundings, and any development plan policies relevant to the area;</li> <li>vii. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;</li> <li>viii. A Management Plan, which should address the management requirements during each phase of the proposed development;</li> <li>ix. A Reclamation Plan;</li> <li>x. Provision for a 5 year period of aftercare;</li> </ul> <p>Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.</p>

SO	#	Commentary	
	S	M	L

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SO	#	Commentary
1	0	No significant impact
2	0	No significant impact
3	0	No significant impact
4	0	No significant impact
5	0	No significant impact
6	0	No significant impact
7	0	No significant impact
8	0	No significant impact
9	0	Support for recycling and recovery facilities before landfill and landraising, and support for recovery of energy from landfill gas, will reduce use of other forms of energy
10	0	No significant impact
11	+	Any proposals for new landfill facilities will show a definitive need and include restoration measures to prevent any adverse impacts to the landscape
12	+	The requirements that the need for the facility outweighs any adverse environmental impacts, and for satisfactory restoration proposals, will protect the historic environment
13	+	The requirements that the need for the facility outweighs any adverse environmental impacts, and for satisfactory restoration proposals, will protect bio- and geo-diversity.
14	+	Proposals are required to comply with relevant water management and water resource protection policy requirements
15	+	Requirement to make provision for the management and control of landfill gas protects air quality
16	0	No significant impact
17	+	The policy will reduce the quantity of contaminated land through the use of existing landfill sites and measures for restoring the landscape.
18	+	Efficient use of land supported through emphasis on landfill and landraising only being permitted where no other viable alternative form of waste management higher up the waste hierarchy is available or practicable

**Policy MD16 Mineral Safeguarding**

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

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

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Ensures mineral working able to continue to support Shropshire's economy
4	+	+	+	Safeguarding mineral resources supports existing extraction industry
5	0	0	0	No significant impact
6	0	0	0	No significant impact

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SO	#	Commentary
7	0	No significant impact
8	0	No significant impact
9	0	No significant impact
10	0	No significant impact
11	0	No significant impact
12	0	No significant impact
13	0	No significant impact
14	0	No significant impact
15	0	No significant impact
16	0	No significant impact
17	0	No significant impact
18	0	No significant impact



**Policy MD17 Managing of Mineral Development**

1. Applications for mineral development will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:
  - ix. Measures to protect people and the environment from adverse effects, including visual, noise, dust, vibration and traffic impacts;
  - x. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network and the potential to transport minerals by rail. Where opportunities to transport minerals by rail are not feasible there will be a preference for new mineral sites to be located where they can obtain satisfactory access to the Primary Route Network;
  - xi. The cumulative impact of mineral working, including the concurrent impact of more than one working in a specific area and the impact of sustained working in a specific area;
  - xii. Impacts on the stability of the site and adjoining land and opportunities to reclaim derelict, contaminated or degraded land (Policy CS6);
  - xiii. Effects on surface waters or groundwater and from the risk of flooding (Policy CS18);
  - xiv. Effects on ecology and the potential to enhance biodiversity;
  - xv. The method, phasing and management of the working proposals;
  - xvi. The extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate use of high quality materials;

Where necessary, output restrictions may be imposed to make a development proposal environmentally acceptable;
7. Mineral working proposals should include details of the proposed method, phasing, long term management and maintenance of the site restoration, including progressive restoration towards full reinstatement of occupied land and removal of all temporary and permanent works. A satisfactory approach will avoid the creation of future liabilities and will deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
  - vi. Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area;
  - vii. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
  - viii. A Management Plan, which should address the management requirements during each phase of the proposed development;
  - ix. A Reclamation Plan;
  - x. Provision for a 5 year period of aftercare;

Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site;
8. Proposals for the working of unconventional hydrocarbons should clearly distinguish between exploration, appraisal and production phases and must demonstrate that they can satisfactorily address constraints on production and processing within areas that are licensed for oil and gas

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<b>Policy MD17 Managing of Mineral Development</b>	
	<p>exploration or production. Particular consideration will be given to the need for comprehensive information and controls relevant to the protection of water resources;</p>
9.	Where relevant, applications for the winning and working of coal should include proposals for the separation and stockpiling of fireclay so that its value as a mineral resource can be captured;
10.	A flexible approach will be adopted to the duration of planning consents for very small scale, intermittent but long term or temporary working to work locally distinctive building and roofing stone consistent with the objectives of Policy MD2;
11.	Where ancillary development is proposed, proposals should include satisfactory measures to minimise adverse effects, including: <ul style="list-style-type: none"> <li>v. Locating the ancillary development within or immediately adjacent to the area proposed for mineral working or on an established plant site;</li> <li>vi. Restricting the principal purpose to a purpose in connection with the winning and working of minerals at the site or the treatment, storage or removal of minerals excavated or brought to the surface at that site;</li> <li>vii. For imported minerals, where necessary, to limit the quantities involved to control the volume and type of traffic, and the establishment of an acceptable route for the traffic to and from the site;</li> <li>viii. The cessation of the ancillary development when working of the mineral for which the site was primarily permitted has ceased and removal of plant and machinery to allow full restoration of the site.</li> </ul> <p>Where ancillary development could have an adverse effect on the local environment which cannot be mitigated to acceptable levels, a condition may be attached to the planning permission to control the adverse effects by limiting development to an established plant site, or introducing a stand off from sensitive land uses, or mitigating effects in other ways, or as a last resort, withdrawing permitted development rights so that the ancillary development can be properly controlled by the terms of the planning permission.</p>

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	0	0	0	0	No significant impact
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	New mineral development to be located near Primary Route Networks, making use of existing transport infrastructure
6	0	0	0	0	No significant impact
7	0	0	0	0	No significant impact
8	0	0	0	0	No significant impact

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SO	#	Commentary
9	0	No significant impact
10	0	No significant impact
11	+	Policy demonstrates that any potential adverse impacts on the natural environment will be controlled helping to preserve Shropshire's distinct landscape
12	+	Policy demonstrates that any potential adverse impacts on the historic environment will be satisfactorily controlled and will be sensitive towards any archaeological and heritage assets
13	+	Policy will give weight to protecting ecological assets and provide measures to enhance biodiversity networks
14	+	Adverse impacts on surface water and groundwater will be limited. Policy also considered long term management and maintenance of the land which controls the protection of water resources.
15	+	Protects against adverse environmental impacts including noise, dust and vibrations
16	+	Development will only be supported where there are measures in place to protect against the risk of flooding to people and the surrounding landscape
17	+	Measure to limit impacts regarding derelict and contaminated land
18	0	No significant impact

## Appendix H – Site assessments for Final Plan

These tables show all of the sites, both promoted and allocated, which are new after the revised preferred options stage

### Church Stretton Place Plan

#### Church Stretton

Site Ref	SA Summary
ELR078	The Stage 2a assessment is positive for access to 3 out of the 5 facilities and amenities and landscape sensitivity (which is low). It is negative for access to a local park or garden and amenity green space, proximity to the Coppice Leasowes Local Nature Reserve and flood risk. All other sustainability objectives are neutral. Consequently, the overall sustainability of the site is judged to be fair.

### Market Drayton

#### Stoke Heath

Site Ref	SA Summary
STOK001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity, flood risk and the site being within an area of previous industrial or contaminative use. It scores negatively for access to all five key amenities and access to a primary school. The site is assessed as being Grade 4 land, with the eastern corner assessed as being Grade 3. The site scores neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
STOK002 (STH001)	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity, flood risk and the site being within an area of previous industrial or contaminative use. It scores negatively for access to a primary school and all five key amenities. The site is wholly Grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
STOK003 (STH002)	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity, flood risk and the site being within an area of previous industrial or contaminative use. It scores negatively for access to all five key amenities and access to a primary school. The site is mainly grade 4 and non-agricultural land, with the south western corner of the site assessed as being Grade 3. The site is neutral for all other sustainability appraisal objectives, The overall sustainability of the site is judged to be fair.

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**Oswestry Place Plan:**

**Oswestry**

<b>Site Ref</b>	<b>SA Summary</b>
OSW068sd	The Stage 2a assessment (sustainability appraisal) is positive for access to green space and flood risk. The site is negative for 4 out of the 5 key amenities, access to primary school and bus transport. The site is also situated upon grade 3 agricultural land. The site is neutral for all other sustainability objectives. The site is therefore assessed as being fair.

**Whitchurch Place Plan:**

**Whitchurch**

<b>Site Ref</b>	<b>SA Summary</b>
WHIT052sd	Stage 2a assessment (sustainability appraisal) is positive for 1 out of the 5 key amenities. The site is negative for access to local bus services, access to primary schools, 4 out of the 5 key amenities and being on grade 3 agricultural lands. The site is neutral for all other sustainability objectives. The site is therefore assessed as being fair.

**Prees**

<b>Site Ref</b>	<b>SA Summary</b>
PRE022sd	The Stage 2a assessment (sustainability appraisal) is positive for access to local bus services, access to primary school, 2 out of the 5 key amenities and low level landscape sensitivity. The site is negative for 3 out of the 5 key amenities; part of the site is on the buffer of a Conservation Area and is in flood zones 2 and 3. The site is neutral for all other sustainability objectives. The site is therefore assessed as being fair.

## Appendix I – Sustainability Appraisal Matrix for Hubs and Clusters

### Bishops Castle

<b>S2.2 (vi) Abcott, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)</b>
This group of 6 smaller settlements (which do not have development boundaries) is a community cluster where development will be expected to deliver an additional 15 dwellings over the prior to 2026.

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Any future residential development will be providing good quality housing for the local communities
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Any future development could be focussed in areas where there is already existing transport infrastructure
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	Any future development would be aware of Scheduled Monuments and Ancient Woodland in the area, subject to policy considerations
13	0	0	0	0	Any future development would be aware of Designated sites within some of these clusters, subject to policy considerations
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Future development will take account of higher risk flood zones within some settlements and will consider options to reduce potential flood risk, subject to policy considerations
17	0	0	0	0	Any proposed development will take account of Grade 2 and 3 agricultural land and will aim to protect this land subject to policy considerations
18	0	0	0	0	No significant impact



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

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	New housing development will help meet housing need in the area
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Existing bus routes through some of the clusters will allow for the use of existing transport, helping to encourage modes of sustainable transport
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	Any future development proposals should take account of Scheduled monuments in the surrounding area and development would seek to conserve subject to policy considerations
13	0	0	0	0	No significant impact
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	Any future development proposals should take account of grade 2 and 3 agricultural land in the surrounding area and development would seek to conserve subject to policy considerations
18	0	0	0	0	No significant impact

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<b>S2.2(j) Bucknell</b>				
Bucknell is a community hub with a housing guideline of around 100 dwellings over the period to 2026.				
<b>SO</b>	<b>#</b>	<b>Commentary</b>		
	<b>S</b>	<b>M</b>	<b>L</b>	
1	0	0	0	No significant impact
2	+	+	+	Future housing development in the area will meet community needs and aspirations to provide good quality housing.
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing bus routes run through Bucknell allowing any future residential development to exploit this existing transport infrastructure
6	+	+	+	Bucknell is seen as an accessible location in terms of access to public transport and key services
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any future development will look to preserve Scheduled Ancient Monuments in the area, subject to policy considerations
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	Any future development will consider options for reducing flood risk, subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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<b>S2.2 (ii) Chirbury</b>
Chirbury is a Community Hub with a housing guideline of around 30 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future housing development will aim to meet community housing needs and aspirations to provide good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Future development could be located within reasonable access to existing bus routes, thus exploiting existing transport infrastructure
6	+	+	+	New development would be focussed within an accessible location where there are existing bus routes and community facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any future development would seek to conserve the Scheduled Ancient Monument at Chirbury Farm, subject to policy considerations
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	Any future development would consider options for reducing flood risk, subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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<b>S2.2 (iii) Clun</b>					<b>Commentary</b>
<b>SO</b>	<b>#</b>	<b>S</b>	<b>M</b>	<b>L</b>	
Clun is a community hub with a housing guideline of 70 new dwellings over the period to 2026.					
1	0	0	0	0	No significant impact
2	+	+	+	+	Any future development will demonstrate housing needs have been met and provide good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Clun has regular bus routes through the area, allowing any future development to exploit existing transport infrastructure
6	+	+	+	+	Clun has access to public transport and key services, allowing any development to be focussed in an accessible location
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	No significant impact
11	0	0	0	0	Clun catchment area has a high landscape sensitivity and any future development would respect this, subject to policy considerations
12	0	0	0	0	Any future development will respect and preserve the Scheduled Monuments within the area, subject to policy considerations
13	0	0	0	0	No significant impact
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Any future development will seek to minimise flood risk, subject to policy considerations
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact

<b>S2.2 (vii) Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone</b>	The settlements of Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone within Worthen with Shelve Parish are a Community Cluster where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 15 additional dwellings over the period to 2026.		
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SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future housing development will help provide good quality housing and meet future housing need
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing bus services provide access to existing transport infrastructure encouraging the use of more sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development proposals should be aware that landscape sensitivity in many of the clusters is considered to be high and development would seek to conserve subject to policy considerations
12	0	0	0	Any future development should take account of Scheduled Monuments situated in the area and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact

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16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact
<b>S2.2 (iv) Lydbury North</b>				
Lydbury North is a community hub with a housing guideline of around 20 dwellings for the period to 2026.				

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future housing development will meet community needs and aspirations
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	0	0	0	0	No significant impact
6	+	+	+	+	Any development will be focussed in an area where there are services and facilities which will help to support the community
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	No significant impact
11	0	0	0	0	Any future development will respect the Conservation Areas and World Heritage Sites situated within the area, subject to policy considerations
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
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	No significant impact



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18	0	0	0	0	No significant impact
<b>S2.2 (ix) Wentnor and Norbury</b>					
The housing guideline for the Cluster is around 25 additional dwellings over the period to 2026.					

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Any future residential development will meet community needs and aspirations to provide good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	No significant impact
13	0	0	0	0	Any future development should be aware that there are Designated wildlife sites to the south east and south west of Wentnor. Any development would seek to conserve subject to policy considerations
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Any future development to be aware of high risk flood zones to the west of Wentnor and provide options to reduce the risk of potential flooding, subject to policy considerations
17	0	0	0	0	No significant impact

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18	0	0	0	No significant impact
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**S2.2 (viii) Snailbeach, Stiperstones and Pennerley**  
The housing guideline for the Cluster is around 15 additional dwellings over the period to 2026.

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future development would meet the housing needs of the area to provide a sufficient quantity of good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	New development is likely to be located within reasonable access to existing bus routes, thus exploiting existing transport infrastructure
6	+	+	+	+	New development would be built within an accessible location where there are existing bus routes and community facilities
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	Any future development would recognise the need to conserve Scheduled Monuments, subject to policy considerations
13	0	0	0	0	No significant impact
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	No significant impact

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17	0	0	0	No significant impact
18	0	0	0	No significant impact

**S2.2 (x) Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.**  
The housing guideline for the Cluster is around 30 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development within the area will help to provide good quality housing and meet future housing need
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing public transport infrastructure in the form of buses may help to encourage a shift towards more sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development proposals should be aware of high landscape sensitivity around many of the clusters and development would seek to conserve subject to policy considerations
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	Any future development proposals should take account of flood zones 2 and 3 to the south east of Worthen and Brockton would seek to reduce the potential risk of flooding subject to policy considerations

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17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact

Bridgnorth

<b>S3.2 (iii) Acton Round, Aston Eyre, Monkhoppton, Morville and Upton Cressett</b>
The settlements of Acton Round, Aston Eyre, Monkhoppton, Morville and Upton Cressett are a Community Cluster in Morville Parish where development by infilling, conversions and small groups of dwellings may be acceptable on suitable sites, with a housing guideline of around 15 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will demonstrate housing and community needs through good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Future development in Morville can exploit existing transport infrastructure through the provision of regular bus services
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
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	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

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**S3.2 (j) Ditton Priors**  
Ditton Priors is a Community Hub with a housing guideline of around 26 additional dwellings over the plan period to 2026.

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will meet future housing and community need to provide good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Any future development will have access to bus services within the area
6	+	+	+	+	Future development will have access to key services and facilities
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	No significant impact
13	0	0	0	0	Any future development will take account of Designated Wildlife Sites within the area and development would seek to conserve subject to policy considerations
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	No significant impact
18	0	0	0	0	No significant impact



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<b>S3.2 (ii) Neenton</b>
Neenton is a Community Cluster settlement where development by limited infilling and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with housing guidelines of around 7 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Any future development will aim to meet community housing needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Neenton has access to regular bus services and is able to exploit existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
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	Any development should be aware of Conservation Areas within the surrounding area and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
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

Cleobury Mortimer

<b>S6.2(ii): Hopton Wafers and Doddington</b>					<b>Commentary</b>
<b>SO</b>	<b>#</b>	<b>S</b>	<b>M</b>	<b>L</b>	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will help support housing growth and meet community needs
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Public transport within both the settlements will help to encourage more sustainable forms of transport
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	No significant impact
11	0	0	0	0	Doddington is situated within a highly sensitive landscape and development would seek to conserve subject to policy considerations
12	0	0	0	0	No significant impact
13	0	0	0	0	Wildlife sites are located to the east of Doddington and development would seek to conserve subject to policy considerations
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	No significant impact
18	0	0	0	0	No significant impact

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<b>S6.2(j): Kinlet, Button Bridge, Button Oak</b>				
Kinlet, Button Bridge and Button Oak are a Community Cluster which will have growth of around 30 new dwellings up to 2026.				
<b>SO</b>	<b>#</b>	<b>Commentary</b>		
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Regular public transport runs through all three settlements, which could help to encourage a shift towards more sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Button Oak and Button Bridge are situated within an area of Ancient Woodland and development would seek to conserve subject to policy considerations
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	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S6.2(iii): Oreton, Farlow and Hill Houses**  
Oreton, Farlow and Hill Houses are a Community Cluster where development by limited infilling of small, market priced houses on single plots immediately adjacent to existing development, and conversions may be acceptable on suitable sites, with housing guidelines of around 12 additional dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Residential development will aid housing growth and help to meet community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	Public transport in all of these settlements is limited
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development will be aware of Ancient woodlands which are located in Farlow and development would seek to conserve subject to policy considerations
13	0	0	0	Any development will be aware of a designated Wildlife site buffer zone located at Hill Houses and to the north west of Oreton and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
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

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**S6.2(iv): Silvington, Bromdon, Loughton and Wheathill**  
Silvington, Bromdon, Loughton and Wheathill are a Community Cluster where limited infill development of smaller, market priced houses on single plots immediately adjacent to existing development, and conversions on suitable sites may be acceptable, with housing guidelines of around 12 additional dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential growth will aid housing growth and meet community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
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	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	The settlements of Loughton and Bromdon are both situated within a highly sensitive landscape area and development would seek to conserve subject to policy considerations
12	0	0	0	For any development taking place, it should be made aware that a Scheduled Ancient Monument is located at Silvington and development would seek to conserve subject to policy considerations
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	Flood zone 3 runs through the settlement of Silvington and development would seek to reduce any potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S6.2(y): Stottesdon, Chorley and Bagginwood**  
Stottesdon, Chorley and Bagginwood are a Community Cluster providing limited future housing growth of approximately 12 additional dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential housing will support housing growth and community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
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	0	0	0	No significant impact
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	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	Land to the south of Stottesdon has been assessed as being Grade 2 agricultural land and development would seek to conserve subject to policy considerations
18	0	0	0	No significant impact



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Craven Arms

<b>S7.2(ii) Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope</b>
The named settlements in Diddlebury Parish are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing. Each settlement is expected to deliver around 5 additional dwellings (but not exceeding 10 dwellings) on suitable small sites or through conversions in the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Residential development will help to support future housing growth
3	0	0	0	No significant impact
4	0	0	0	No significant impact
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	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware of high landscape sensitivity through Middlehope and Westhope and development would seek to conserve subject to policy considerations
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	Any future development should be aware that the higher risk flood zone 3 runs to the south of Corfton, west of Peaton and Broncroft and through Little and Great Sutton. Any development would seek to conserve subject to policy considerations
17	0	0	0	Any development should be aware that much of the land in the Diddlebury parish is classed as grade 2 and 3 agricultural land. Any development would seek to conserve subject to policy considerations
18	0	0	0	No significant impact

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**S7.2(i) Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak**  
The named settlements in Hopesay Parish are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing to deliver around 15 additional dwellings in the period to 2026.

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Residential development will help to support housing growth in this cluster
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
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	No significant impact
11	0	0	0	0	Any future development should take account of the sensitivity high landscape in the area and development would seek to conserve subject to policy considerations
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
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	Any future development should take account that some of the settlements are situated on grade 2 and 3 agricultural land. Any development would seek to conserve subject to policy considerations
18	0	0	0	0	No significant impact

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**S7.2(iii) Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton**  
The named settlements in Stoke St Milborough are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing to deliver around 10 additional dwellings in the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Residential development will aim to support future housing growth in the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	Development at Cleedownton can exploit existing transport infrastructure, as there is access to existing public transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development that takes place in Stoke St Milborough should take account of the high landscape sensitivity and development would seek to conserve subject to policy considerations
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	0	0	0	Any development that takes place should be aware that the agricultural land in this area has been classed as grade 2 and 3. Any development would seek to conserve subject to policy considerations
18	0	0	0	No significant impact

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Ellesmere

<b>S8.2(j): Cockshutt</b>		
Cockshutt is a community hub with a housing guideline of around 50 additional dwellings over the period to 2026.		

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and meet community needs by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Regular transport links through the area will allow for the continued use and exploitation of existing transport infrastructure
6	+	+	+	Future development will be located in an accessible location with access to some key services
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
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	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

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**S8.2(iii): Dudleston and Street Dinas Cluster**  
The settlements of Dudleston and Street Dinas are a Community Cluster where development by limited infilling and conversions may be acceptable on suitable sites, with a housing guideline of around 10 additional dwellings over the period to 2026.

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will aid housing growth in the area by providing a sufficient amount of good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	Development should take account of the Ancient Woodland situated within Dudleston. There is also a Scheduled Ancient Monument buffer zone around all of Dudleston. Development would seek to conserve subject to policy considerations
13	0	0	0	0	No significant impact
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	No significant impact
18	0	0	0	0	No significant impact

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<b>S8.2(ii): Dudleston Heath / Elson</b>
Dudleston Heath / Elson are a community hub with a housing guideline of around 40 additional dwellings over the period to 2026.

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will support housing growth and provide good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Regular transport links through both of these settlements will allow for the continued use of public transport and encourage more sustainable forms of transport
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	Development should take account of the Scheduled Ancient Monument to the north of Dudleston Heath and would seek to conserve subject to policy considerations
13	0	0	0	0	No significant impact
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	No significant impact
18	0	0	0	0	No significant impact



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**S8.2(iv): Tetchill, Lee and Whitemere Cluster**  
The settlements of Tetchill, Lee and Whitemere are a Community Cluster where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map. The housing guideline across the Cluster is around 20 dwellings.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will aid housing growth by providing good quality housing to meet community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	Regular public transport runs near to the settlement of Whitemere only
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Land to the east of Tetchill has been assessed as being highly sensitive and development would seek to conserve subject to policy considerations
12	0	0	0	Land to the east of Lee is classed as Ancient Woodland and development would seek to conserve subject to policy considerations
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	Land assessed as being flood zone 3 runs to the east of Tetchill and development would seek to conserve subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S8.2(y): Welsh Frankton, Perth, New Marton and Lower Frankton Cluster**  
The settlements of Welsh Frankton, Perth, New Marton and Lower Frankton are a Community Cluster where development by infilling, and conversions may be acceptable on suitable sites. The housing guideline across the Cluster is around 30 dwellings.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential housing will support housing growth in these settlements by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	Regular bus links run through the settlement of Welsh Frankton allowing for the continued use of public transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Development should take account of the land in the southern area of Lower Frankton which has been assessed as being highly sensitive and development would seek to conserve subject to policy considerations
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	0	0	0	No significant impact
18	0	0	0	No significant impact

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<b>S8.2(vi): Welshampton and Lyneal Cluster</b>
The settlements of Welshampton and Lyneal are a Community Cluster where development by infilling, small groups of up to 5 houses and conversions may be acceptable on suitable sites within the development boundaries identified on the Policies Map, with housing guidelines of around 20 additional dwellings in Welshampton and 5 additional dwellings in Lyneal.

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will aid housing growth and support community needs
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	0	0	0	0	Regular public transport runs through the settlement of Welshampton allowing for the continued use of existing transport infrastructure
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	No significant impact
11	0	0	0	0	Welshampton is situated within and the western edge of Lyneal is located within a 1 km buffer zone for a Special Area of Conservation
12	0	0	0	0	Development should be aware that there is a Scheduled Ancient Monument located in the settlement of Welshampton and would seek to conserve subject to policy considerations
13	0	0	0	0	No significant impact
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Land to the south of Lyneal is assessed as being flood zone 3 and options to reduce risk subject to policy considerations
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact

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Ludlow

<b>S10.2(j): Burford</b>	
Burford is a Community Hub where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with a housing guideline of around 40 additional dwellings over the period to 2026.	

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will aid housing growth in the area and provide the community with good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing public transport allows for a continued shift towards sustainable forms of transport
6	+	+	+	Access to key services and amenities mean future development will be focussed in an accessible location
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
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	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

Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
Sustainability Appraisal Report

**S10.2(ii): Clee Hill**  
Clee Hill is a Community Hub where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with a housing guideline of around 30 additional dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and provide good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing public transport will allow for a shift towards more sustainable forms of transport
6	+	+	+	Existing amenities will allow development to take place in accessible locations
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development that takes place should be aware that Clee Hill is situated on highly sensitive landscape and efforts to conserve the landscape will be made subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	Any development that takes place should be aware that Clee Hill has designated wildlife sites which should be conserved subject to policy considerations
14	0	0	0	No significant impact
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

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<b>S10.2(iii): Onibury</b>				
Onibury is a Community Hub with a housing guideline of around 25 additional dwellings over the period to 2026.				
SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth in the area and provide good quality housing for the local community
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing access to public transport networks will allow for the continued use of sustainable forms of transport
6	+	+	+	Access to key services and amenities mean development will be focussed in an accessible location
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development that takes place should be aware that part of Onibury is situated within a Conservation area and efforts to conserve this should be made subject to policy considerations
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	Flood zone 3 runs to the south west of Onibury and efforts to reduce the potential risk to flooding will be made subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact



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Market Drayton

<b>S11.2(j) Adderley</b>
Adderley is a Community Hub with a housing guideline of around 14 dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will provide for future housing and community need
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	+	+	+	Access to some key services such as primary schools and sports facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Future development should be aware of Scheduled Ancient Monuments in the area and development would seek to conserve subject to policy considerations
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	0	0	0	No significant impact
18	0	0	0	No significant impact

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<b>S11.2(x) Bletchley, Longford, Longslow and Moreton Say</b>
The settlements of Bletchley, Longford, Longslow and Moreton Say are a Community Cluster providing limited future housing growth of approximately 20 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will provide for housing growth within this cluster
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure in Bletchley could help support future housing growth in this settlement
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
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	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

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<b>S11.2(ii) Cheswardine</b>
Cheswardine is a Community Hub with a housing guideline of around 11 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will provide for community needs through good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any development will be built in an area where there is existing public transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
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	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

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

Childs Ercall is a Community Hub which will provide for limited future housing growth of around 10 dwellings over the period to 2026, taking account of the recent level of growth.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future development will help to provide a sufficient quantity of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will be in an area where there is existing public transport infrastructure
6	+	+	+	Any development will be situated in an area where there is access to key services and facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
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	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

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**S11.2(iv) Hinstock**  
Hinstock is a Community Hub with a housing guideline of around 60 additional dwellings over the period to 2026.

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will help to provide a sufficient amount of good quality housing for the area
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Any future development will be located in an area where there is access to existing transport infrastructure
6	+	+	+	+	Development will be focussed in an area where there are existing key services
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	No significant impact
11	0	0	0	0	Any future development should be aware that areas of Hinstock is situated in an area of high landscape sensitivity and development would seek to conserve subject to policy considerations
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
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	No significant impact
18	0	0	0	0	No significant impact

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<b>S11.2(v) Hodnet</b>	
Hodnet is a Community Hub with a housing guideline of around 80 additional dwellings over the period to 2026.	
<b>SO</b>	<b>Commentary</b>
#	
S	M L
1	0 0 0
2	+ + +
3	0 0 0
4	0 0 0
5	+ + +
6	+ + +
7	0 0 0
8	0 0 0
9	0 0 0
10	0 0 0
11	0 0 0
12	0 0 0
13	0 0 0
14	0 0 0
15	0 0 0
16	0 0 0
17	0 0 0
18	0 0 0



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<b>S11.2(ix) Marchamley, Peplow and Wollerton</b>
The settlements of Marchamley, Peplow and Wollerton are a Community Cluster providing limited future housing growth of approximately 15 dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth within this cluster
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future residential will be able to take advantage of existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development should be aware of Scheduled Ancient Monuments near Wollerton and development would seek to conserve subject to policy considerations
13	0	0	0	Future development should be aware of Designated Wildlife sites near Marchamley and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Future development proposals near Wollerton should take account of the higher risk flood zones 2 and 3 running through the area. Any development would seek to reduce flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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

Stoke Heath is a Community Hub which will provide for a limited amount of future housing growth of approximately 20-25 houses over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will help to support housing need in the area by providing good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development can be supported by existing transport infrastructure within the area
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
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	Any future development should take account of designated wildlife sites in the surrounding area and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any future development should be aware that there are higher risk flood zone areas running through part of Stoke Heath. Any development would seek to reduce potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S11.2(viii) Tyrley, Woodseaves (Sutton Lane), Woodseaves (Sydnall Lane)**  
The settlements of Tyrley, Woodseaves (Sutton Lane) and Woodseaves (Sydnall Lane) are a Community Cluster providing limited future housing growth of approximately 10-15 dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future development will help to growth housing growth within the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will be located in near to existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
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	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

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**S11.2(vii) Woore, Irelands Cross and Pipe Gate**  
Woore, Irelands Cross and Pipe Gate are a Community Hub reflecting the links between the three areas within the Parish. Woore has provided for significant housing growth through the North Shropshire Local Plan, with housing development on two significant sites providing 75 homes. There is therefore limited potential for development of approximately 15 dwellings over the period to 2026.

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will help to support community housing needs in the area
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	There is existing transport infrastructure in Woore and Irelands Cross will help to support any future development
6	+	+	+	+	Any development will be focussed in an area where there is access to key services and facilities, reducing the need for people to travel
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	No significant impact
11	0	0	0	0	Any future development should be aware of high landscape sensitivity in Woore and development would seek to conserve subject to policy considerations
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
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	No significant impact
18	0	0	0	0	No significant impact

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Much Wenlock

<b>S13.2(j) Buildwas</b>			
The settlement of Buildwas in the Parish of Buildwas is a Community Cluster settlement where development by limited infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 10 additional dwellings over the period to 2026.			
<b>SO</b>	<b>#</b>	<b>Commentary</b>	
	S	M	L
1	0	0	0
2	+	+	+
3	0	0	0
4	0	0	0
5	+	+	+
6	+	+	+
7	0	0	0
8	0	0	0
9	0	0	0
10	0	0	0
11	0	0	0
12	0	0	0
13	0	0	0
14	0	0	0
15	0	0	0
16	0	0	0
17	0	0	0
18	0	0	0





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**S14.2(vii): Kinnerley, Maesbrook, Dovaston and Knockin Heath**  
The settlements of Kinnerley, Maesbrook, Dovaston and Knockin Heath are a Community Cluster which will provide for future housing growth of around 50 dwellings during the period to 2026.

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will support housing growth and provide a sufficient quantity of good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Only the settlement of Kinnerley has access to existing transport infrastructure
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Any development that takes place should take account of flood zones 2 and 3 running to the south of Maesbrook and Dovaston and development would seek to reduce subject to policy considerations
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact

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**S14.2(ii): Knockin**  
Knockin is a Community Hub which will provide for future housing growth of about 20 dwellings to help sustain the village community over the period to 2026.

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future development will help support housing growth in the area and provide good quality housing to meet demonstrable need
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Any future development will be located in an area where there is existing transport infrastructure
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	No significant impact
11	0	0	0	0	Any future development should be aware that there is a Conservation Area with Knockin town centre and development would seek to conserve subject to policy considerations
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Any future development should be aware that flood zones 2 and 3 run through the town centre and development would seek to reduce flood risk subject to policy considerations
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact

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**S14.2(viii): Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn**  
The settlements of Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn will act as a Community Cluster to provide for future housing growth of around 25 dwellings during the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Residential housing will support community needs by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing bus routes run through these settlements allowing for the exploitation of existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Development should be aware of the Scheduled Monument in Llanyblodwel and development would seek to conserve subject to policy considerations
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	Flood zones 2 and 3 run through Llanyblodwel and Porthywaen and development would seek to reduce flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S14.2(iii): Llanymynech & Pant**  
Llanymynech & Pant together act as a Community Hub which will provide for future housing growth of about 100 dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth within the area and will help to meet community need by providing good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will be located in an area where there is already existing transport infrastructure
6	+	+	+	Any future development will be located in an area where there are key services and public transport
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware of high landscape sensitivity to the west of Pant, a Conservation Area running through Llanymynech and to the west of Pant and also a SSSI 500m buffer to the north of Llanymynech and to the west of Pant. Any development would seek to conserve subject to policy considerations
12	0	0	0	Any future development should be aware that there is a Scheduled Monument to the north of Llanymynech and development would seek to conserve subject to policy considerations
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	Land to the south of Llanymynech is classed as a flood zone 2 and 3 area and development would seek to reduce potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact



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**S14.2(ix): Park Hall, Hindford, Babbinswood and Lower Frankton**  
The settlements of Park Hall, Hindford, Babbinswood and Lower Frankton are a Community Cluster which will provide for future housing growth of around 50 dwellings during the period to 2026.

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Residential development will support housing growth and provide a sufficient amount of good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Existing transport infrastructure is in place in Park Hall, Hindford and Babbinswood
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	No significant impact
11	0	0	0	0	Hindford and Lower Frankton are situated in an area of high landscape sensitivity and development would seek to conserve subject to policy considerations
12	0	0	0	0	Land surrounding Babbinswood is classed as being Ancient Woodland, which future development should be aware of and development would seek to conserve subject to policy considerations
13	0	0	0	0	Any development taking place should take account of the SSSI's located to the west of Hindford and development would seek to conserve subject to policy considerations
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Flood zones 2 and 3 run through Hindford, to the east of Babbinswood and to the west of Lower Frankton and development would seek to reduce potential flood risk subject to policy considerations
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact



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**S14.2(iv): Ruyton XI Towns**  
Ruyton XI Towns is a Community Hub which already has unimplemented planning approvals for about 100 dwellings. In addition to this growth, the village will provide for sustainable development of around 15 dwellings by infilling, small groups of houses and conversions on suitable sites within the development boundary.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will help support future housing growth within the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	The town does have regular public transport and can therefore exploit existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development which takes place should take account of the Scheduled Monument situated within the town centre and development would seek to conserve subject to policy considerations
13	0	0	0	Any future development should be aware that there are designated wildlife sites to the south of the town and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zones 2 and 3 run to the north and east of the town as they follow the path of the existing river and development would seek to reduce any potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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<b>S14.2(x): Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas</b>				
The settlements of Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas are a Community Cluster which will provide additional affordable housing for young families or small live/work developments.				
SO	#	Commentary		
		S	M L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth in the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
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	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development which takes place should note that there are areas of Ancient Woodland in Selattyn and development would seek to conserve subject to policy considerations
13	0	0	0	Any development should take account of the Designated Wildlife sites to the north west of Selattyn and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs to the north of Selattyn; any development should consider options to reduce potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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

St Martin's is a Community Hub which will provide for future housing growth of about 200 homes to support existing facilities and services and to help deliver additional community recreation provision.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will help to support housing growth and meet any community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure will help to support future housing growth
6	+	+	+	Existing public transport and key services will help to support and will provide an accessible location for future housing growth
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development that takes place, should note that there is ancient woodland to the east of St. Martins and development would seek to conserve subject to policy considerations
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	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S14.2(xi): Weston Rhyn, Rhoswel, Wern and Chirk Bank**  
The settlements of Weston Rhyn, Rhoswel, Wern and Chirk Bank are a Community Cluster which will provide for future housing growth of about 78 dwellings during the period 2010 – 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future housing will support housing growth and community needs by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	The settlements have access to public transport and therefore can exploit existing transport infrastructure to help encourage sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development should be aware that Chirk Bank and Rhoswel are situated within a 1km buffer to a Special Area of Conservation and development would seek to conserve subject to policy considerations
12	0	0	0	Any development should be aware that Chirk Bank, Rhoswel and the eastern edge of Weston Rhyn are situated within a World Heritage Site buffer zone and development would seek to conserve subject to policy considerations
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	Flood zone 3 runs to the south of Weston Rhyn and Wern and development would seek to reduce any potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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<b>S14.2(vi): Whittington</b>
Whittington is a Community Hub which will provide for future housing growth of around 100 dwellings to take place during the period to 2026 to support existing facilities and services.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support growth in the area and provide a sufficient amount of good quality housing.
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure will help to support future housing through the use of public transport
6	+	+	+	Future development will be focussed in an area where there is access to public transport and some key services
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware of the existing Conservation area within the town and development would seek to conserve subject to policy considerations
12	0	0	0	Any future development should be aware of existing Scheduled Monuments within the town and Ancient to the east of the town and development would seek to conserve subject to policy considerations
13	0	0	0	Any development should take note of the designated wildlife sites situated to the east of Whittington and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zones 2 and 3 run to the east and south of Whittington and development would seek to reduce any potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact





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Shrewsbury

<b>S16.2(v) Albrighton</b>
Albrighton is a Community Cluster Settlement in the Pimhill parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of around 5 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth in the area and provide good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
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	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

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<b>S16.2(j) Baschurch</b>			
Baschurch is a Community Hub with a housing guideline of around 150-200 additional dwellings over the period to 2026.			
<b>SO</b>	<b>#</b>	<b>Commentary</b>	
	S	M	L
1	0	0	0
2	+	+	+
3	0	0	0
4	0	0	0
5	+	+	+
6	+	+	+
7	0	0	0
8	0	0	0
9	0	0	0
10	0	0	0
11	0	0	0
12	0	0	0
13	0	0	0
14	0	0	0
15	0	0	0
16	0	0	0
17	0	0	0
18	0	0	0

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<b>S16.2(ii) Bayston Hill</b>
Bayston Hill is a Community Hub with a housing guideline of around 50-60 additional dwellings over the period to 2026

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will help support housing growth and will meet community needs
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
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	No significant impact
11	0	0	0	0	Any development should take account that Bayston Hill is located on highly sensitive landscape and efforts to conserve the land will be made subject to policy considerations
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
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	No significant impact
18	0	0	0	0	No significant impact

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**S16.2(vi) Bicton and Four Crosses area**  
Bicton and the Four Crosses area are a Community Cluster in Bicton Parish where development by infilling, conversion of buildings and small groups of houses may be acceptable on suitable sites within the development boundaries identified on the Policies Map, with a housing guideline of around 15 additional dwellings over the period to 2026.

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will support housing growth and community needs
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
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	No significant impact
18	0	0	0	0	No significant impact

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**S16.2(iii) Bomere Heath**  
Bomere Heath is a Community Hub in Pimhill Parish with a housing guideline of around 50 additional dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will aid housing growth by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
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	Any development will take account of the Tree Protection Orders which are in the north west of Bomere Heath and efforts to preserve these will be made subject to policy considerations
14	0	0	0	No significant impact
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

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**S16.2(vii) Dorrington, Stapleton and Condover**  
Dorrington, Stapleton and Condover are a Community Cluster in Condover Parish where development by infilling, groups of houses and conversions of buildings may be acceptable on suitable sites within the development boundaries for the villages identified on the Policies Map, with housing guidelines of around 30-35 additional dwellings in Dorrington, 5 in Stapleton, and 20-25 in Condover.

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Any development will support growth in the area and provide for local community by providing good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
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	No significant impact
11	0	0	0	0	Any development should be aware that there is a conservation area within Condover and efforts should be made to protect and conserve subject to policy considerations
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Flood zone 3 runs through all three settlements and efforts to protect against the risk of potential flooding will be made subject to policy considerations
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact



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**S16.2(viii) Fitz, Grafton and New Banks**  
Fitz, Grafton and New Banks are a Community Cluster in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of approximately 5-6 additional dwellings over the period to 2026.

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will support housing growth by providing a sufficient amount of good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Flood zone 3 runs to the east of Fitz and north of Grafton; efforts should be made to protect from the risk of potential flooding subject to policy considerations
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact

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**S16.2(ix) Great Ness, Little Ness, Wilcote, Hopton/Valeswood, Kinton, and Felton Butler**  
Great Ness, Little Ness, Wilcote, Hopton/Valeswood, Kinton, and Felton Butler are a Community Cluster in the Nesses Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites within the villages, with a housing guideline of approximately 10-15 dwellings over the period to 2026.

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will support housing growth and meet community needs
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	Any development should be aware of Scheduled Ancient Monuments and Ancient Woodlands. Efforts should be made to protect and conserve subject to policy considerations
13	0	0	0	0	No significant impact
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	No significant impact
18	0	0	0	0	No significant impact

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**S16.2(x) Hanwood and Hanwood Bank**  
Hanwood and Hanwood Bank are a Community Cluster in Great Hanwood Parish with a housing guideline of around 30 additional dwellings over the period to 2026.

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will support housing growth and meet community need by providing a sufficient amount of good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	Scheduled Ancient Monuments are situated to the south east of Hanwood and Hanwood Bank; efforts should be made to protect and preserve subject to policy considerations
13	0	0	0	0	No significant impact
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Flood zone 3 runs through both these settlements; efforts will be made to protect from the potential risk of flooding subject to policy considerations
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact

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**S16.2(xi) Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green**  
Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green are a Community Cluster in Longden Parish where development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages, with a housing guideline of approximately 10-50 additional dwellings over the period to 2026.

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will support housing growth in these settlements and meet local community needs
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	No significant impact
13	0	0	0	0	No significant impact
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	No significant impact
18	0	0	0	0	No significant impact

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**S16.2(xii) Montford Bridge West**  
Montford Bridge West is a Community Cluster Settlement in Montford Parish where development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the village, with a housing guideline of approximately 10 additional dwellings over the period to 2026.

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential housing will aim to support housing growth and meet community needs
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	Any development should be aware of the Ancient Woodland and efforts to protect should be made subject to policy considerations
13	0	0	0	0	Any development should be aware of the designated wildlife site and efforts to protect should be made subject to policy considerations
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Flood zone 3 runs through the settlement and measures to protect from the potential risk of flooding shall be made subject to policy considerations
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact

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<b>S16.2(xiii) Mytton</b>
Mytton is a Community Cluster Settlement in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of approximately 5 additional dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will aim to support housing growth and meet local community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	Bus services run within Mytton and although not regular, this may help to encourage a shift towards sustainable modes of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development should be aware of Ancient Woodland to the south of Mytton and efforts to preserve will be made subject to policy considerations
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	Flood zone 3 runs to the south and west of Mytton, and efforts to protect from the risk of potential flooding will be made subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact



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**S16.2(iv) Nesscliffe**

Nesscliffe is a Community Hub in the Great and Little Ness Parishes with a housing guideline of around 30 additional dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and meet community needs by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development should take account of the Scheduled Ancient Monument to the north of Nesscliffe and the Ancient woodland surrounding Nesscliffe and efforts to preserve shall be made subject to policy considerations
13	0	0	0	Any development should take account of the designated wildlife sites and efforts to protect subject to policy considerations
14	0	0	0	No significant impact
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

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<b>S16.2(xiv) Uffington</b>				
Uffington is a Community Cluster Settlement with a housing guideline of approximately 5 additional dwellings over the period to 2026.				
SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and meet local community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development should be aware of the highly sensitive landscape which Uffington is situated in. Efforts to protect this landscape will be made subject to policy considerations
12	0	0	0	Any development should be aware of the Ancient Woodland situated to the east of Uffington. Efforts to preserve and enhance these features will be made subject to policy considerations
13	0	0	0	Any development should be aware of the designated wildlife site and efforts to protect will be made subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs to the west of Uffington and measures to protect against the potential risk of flooding will be made subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(xv) Walford Heath**

Walford Heath is a Community Cluster Settlement in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable, with a housing guideline of approximately 6 additional dwellings over the period to 2026, in addition to 10 already approved.

SO	#				Commentary
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential development will support housing growth and met local community needs
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	Ancient woodland is located to the north east of Walford Heath; efforts to protect will be made subject to policy considerations
13	0	0	0	0	No significant impact
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	No significant impact
18	0	0	0	0	No significant impact

Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
Sustainability Appraisal Report

**S16.2(xvi) Weston Lullingfields, Weston Wharf and Weston Common**  
Weston Lullingfields, Weston Wharf and Weston Common are a Community Cluster in Baschurch Parish where development by infilling, conversions and small groups of up to 5 dwellings may be acceptable on suitable sites within the villages, with a housing guideline of 15-20 additional dwellings over the period to 2026.

SO	#	Commentary		
		S	M	L
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth in the area and meet local community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development should be aware that the western edge of Weston Wharf is assessed as being a highly sensitive landscape and efforts to protect and manage this landscape should be made subject to policy considerations
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	0	0	0	No significant impact
18	0	0	0	No significant impact

Whitchurch

<b>S18.2(j): Prees and Prees Higher Heath</b>
Prees and Prees Higher Heath are a Community Cluster which will provide future housing growth of around 100 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will meet community needs by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	There are public transport routes running through both settlements, meaning future development can exploit existing transport infrastructure
6	+	+	+	Any development will be focussed in accessible locations which will help reduce the needs of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development which takes place should take account of the Conservation Area situated within the centre of Prees and development would seek to conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	Any development which occurs specifically in Prees Higher Heath should be aware that there are Single and Group Tree Preservation Orders within and to the north of the settlement. Any development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs to the west of Prees and to the east of Prees Higher Heath and development would seek to reduce flood risk subject to policy considerations

*Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
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17	0	0	0	0	Future development should be aware that there is Grade 2 agricultural land within the northern area of Prees and development would seek to conserve subject to policy considerations
18	0	0	0	0	No significant impact



Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
Sustainability Appraisal Report

<b>S18.2(ii): Whitchurch Rural &amp; Ightfield and Calverhall Community Cluster</b>					
Tilstock, Ash Magna/Parva, Prees Heath, Ightfield and Calverhall are a Community Cluster which together will provide housing growth of about 100 dwellings between 2011 and 2026					
<b>SO</b>	<b>#</b>	<b>S</b>	<b>M</b>	<b>L</b>	<b>Commentary</b>
1	0	0	0	0	No significant impact
2	+	+	+	+	Future residential housing will help support housing growth and meet community needs by providing good quality housing
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Regular public transport currently runs through Prees Heath and Tilstock only, allowing these settlements to promote the use of sustainable transport
6	+	+	+	+	Any development will be focussed in accessible locations which will help reduce the needs of people to travel
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	No significant impact
11	0	0	0	0	Any development should be aware of a 1km buffer for a Special Area of Conservation bordering Prees Heath to the north and Ash Magna and Ash Parva to the east. Development would seek to conserve subject to policy considerations
12	0	0	0	0	Any development which takes place should be aware that there is a Scheduled Ancient Monument located at Calverhall
13	0	0	0	0	No significant impact
14	0	0	0	0	No significant impact
15	0	0	0	0	No significant impact
16	0	0	0	0	Flood zone 3 runs to the western edge of Prees Heath and development would seek to reduce flood risk subject to policy considerations
17	0	0	0	0	No significant impact
18	0	0	0	0	No significant impact

Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
Sustainability Appraisal Report

Wem

<b>S17.2 (ii) Myddle and Harmer Hill</b>
The settlements of Myddle and Harmer Hill are a Community Cluster which will provide for modest growth of around 50 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Any future housing development in the area will meet future housing need by providing good quality housing.
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will be situated in an area where there is access to regular local bus services
6	+	+	+	Any future development will be situated in an area where there are key services and facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware that surrounding landscape has high sensitivity and development would seek to conserve subject to policy considerations
12	0	0	0	Any future development should be aware of Scheduled Ancient Monuments and Ancient Woodland in the surrounding area. Any development would seek to conserve subject to policy considerations
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	Any future development should be aware that areas of Myddle are situated in flood zones 2 and 3. Any development would seek to reduce potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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<b>S17.2 (i) Shawbury</b>
Shawbury is a community hub which will provide for modest growth of about 50 new dwellings over the period to 2026.

SO	#	Commentary			
		S	M	L	
1	0	0	0	0	No significant impact
2	+	+	+	+	Any future residential development being provided will meet demonstrable housing need within the area
3	0	0	0	0	No significant impact
4	0	0	0	0	No significant impact
5	+	+	+	+	Any future development should have reasonable access to public transport
6	+	+	+	+	Any future development will be focussed in an area where there is good access to key services and facilities
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	No significant impact
11	0	0	0	0	No significant impact
12	0	0	0	0	Any future development should take account of Scheduled Ancient Monuments and Ancient Woodland situated in the surrounding area and development would seek to conserve subject to policy considerations
13	0	0	0	0	No significant impact
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	No significant impact
18	0	0	0	0	No significant impact

## Appendix I: Final Plan representations summary and analysis table

### Summary of Key Issues:

- Sustainability issues not properly considered.** The Coal Authority considers that the Plan is not compliant with NPPF because the SA objectives do not cover unstable land or mineral sterilisation. English Heritage considers that the Plan is not sound as it is unclear how heritage assets have been considered through the site assessment process.  
**Response:** No change: The Issue of unstable land is covered by sustainability objective 18. It is considered that development on unstable land offers opportunities for remediation. This is seen as a positive rather than a negative.  
The issue of mineral sterilisation is covered in the Stage 2b assessments. These give regard to a Coal Authority Referral Area or a Mineral Safeguarding Area.  
The issue raised at the Preferred Options stage is not directly related to the Sustainability Appraisal, but to Policy MD17 Mineral Safeguarding and Policy MD18 Managing Development and Operations of Mineral Sites.
- SA fails to adequately assess alternative options.** The Plan is considered not legally compliant or sound because it fails to consider alternative options for the development management policies and for the identification of hubs and clusters. The suggestion is that the SA should be expanded to include all the villages in Shropshire, not just those which have come forward through community support. It is also thought that development in areas that have not been identified as hubs and clusters should be evaluated. It is thought that the assessment of sites has been done in isolation rather than considered as a whole town. It is felt that the reasons some sites have been chosen over others is not always clear.  
**Response:**  
The issue concerning hubs and clusters relates to the localism approach followed by Shropshire Council. This determines the scale and distribution of development in the rural areas and allows those communities outside the 18 market towns to *opt-in* to development (via the community hub or community cluster route). This approach creates only two options for rural settlements: they are either a hub/cluster, or they are classed as countryside. Policies CS5, MD7a and MD7b cover countryside settlements. These policies have already been subject to SA, so the non-designation of a settlement as a hub or cluster has not been appraised separately. Conversely, the designation of each hub and cluster has been subject to SA and any future designations will be similarly appraised.  
The Core Strategy sets the framework for the development management policies. The Issues and Options stage outlined key policy themes based on the direction set by the Core Strategy. The Issues and Options consultation asked whether there were 'any other policy areas that you think we need to cover?' Responses to this as well as the Issues and Options SA were taken into account in the preparation of the Draft Development Management Policies, Revised Preferred Options and Final Plan. However, once the

Issues and Options stage was complete, policies were refined, developed, subject to SA and consulted on, but alternative approaches to each policy theme were not generated (Table 1 in the Executive Summary illustrates the derivation of the Final Plan policies). This approach to policy preparation is consistent with an iterative and responsive Plan process as envisaged by NPPG paragraphs 17 and 18; *'reasonable alternatives should be identified and considered at an early stage in the plan making process, as the assessment of these should inform the local planning authority in choosing its preferred approach'* and *'the development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals.'*

Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives to each policy was not applicable or practical. This is consistent with NPPG paragraph 18 which states that *'reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable'*

3. **Levels of delivery in towns and key centres.** Each town has been assessed separately, with the balance of development between towns not considered. Changing housing levels has not been assessed under SA.  
**Response:** See response above
4. **Issues and Options Summary for Bridgnorth.** Concerns that the summary does not reflect accurately social, economic and environmental factors. The summary contains unsupported assertions regarding the benefits of higher scales of development.  
**Response:** No change: Levels of development have been set by Core Strategy policy CS3. Shropshire Council feels that the Sustainability Appraisal objectives for social, economic and environmental factors have been applied appropriately
5. **Environment Agency has raised concerns over flood risk.** Concerns that the outcome of further work on flood risk and waste water infrastructure could have an impact on SA  
**Response:** No change: Any significant modifications to the Plan arising from EA concerns will be subject to Sustainability Appraisal.
6. **English Heritage have raised concerns the identification of sites and heritage assessments.** English Heritage has been unable to assess how the principles of sustainable development have been applied to the sites identified within the Plan and whether alternative sites have been considered. Issue raised as to whether heritage assessments have been undertaken for site allocations.  
**Response:** No change: SC has assessed the potential impact of the sites on heritage assets as part of a consistent site assessment process. A full heritage assessment is not possible in the case of a Plan allocation since full details of the development



Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
Sustainability Appraisal Report

are not available. The principles of sustainable development have been assessed through the site assessment process and through the Sustainability Appraisal Framework.

Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
Melanie Lindsley, The Coal Authority 103	<ul style="list-style-type: none"> <li>Sustainability Appraisal objectives do not cover the issue of unstable land or mineral sterilisation</li> <li>None of the proposed sites within the Plan have considered these factors</li> <li>Issue previously raised at preferred options stage</li> </ul>	Not compliant with NPPF	<p><b>No change proposed.</b></p> <p>The Issue of unstable land is covered by sustainability objective 18. It is considered that development on unstable land offers opportunities for remediation. This is seen as a positive rather than a negative.</p> <p>The issue of mineral sterilisation is covered in the Stage 2b assessments. These give regard to a Coal Authority Referral Area or a Mineral Safeguarding Area.</p> <p>The issue raised at the Preferred Options stage is not directly related to the Sustainability Appraisal, but to Policy MD17 Mineral Safeguarding and Policy MD18 Managing Development and Operations of Mineral Sites.</p>
Helen Howie Berry's 222	<ul style="list-style-type: none"> <li>SA doesn't meet guidance set out in the Environmental Assessment of Plans and Programmes Regulations 2004</li> </ul>	Unsound Not legally compliant	No change to Plan proposed but SA report amended to make approach clearer.



Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
Sustainability Appraisal Report

Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
	<ul style="list-style-type: none"> <li>• Plan does not consider or evaluate alternative hubs and clusters and Appendix G only assesses those settlements within the Plan</li> <li>• For those settlements which are not identified as hubs or clusters, alternative development has not been evaluated</li> <li>• Inclusion of hubs and clusters has been based on the wished of the Parish Council's and there is a lack of robust justification to these choices</li> <li>• A full assessment on sustainable development for all villages should be undertaken, which would help identify further sites in rural areas</li> </ul>		<p>The SA complies with European and national guidance and policy as shown in Table 2 of the SA report, "SEA Directive Requirements and where they have been met."</p> <p>The issue concerning hubs and clusters relates to the localism approach followed by Shropshire Council. This determines the scale and distribution of development in the rural areas and allows those communities outside the 18 market towns to <i>opt-in</i> to development (via the community hub or community cluster route). This approach creates only two options for rural settlements: they are either a hub/cluster, or they are classed as countryside. Policies CS5, MD7a and MD7b cover countryside settlements. These policies have already been subject to SA, so the non-designation of a settlement as a hub or cluster has not been appraised separately. Conversely, the designation of each hub and cluster has been</p>

Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
	<ul style="list-style-type: none"> <li>Plan has not assessed reasonable alternatives to DM policies or evaluated alternative approaches to the policy issues</li> </ul>	<p>Unsound Not legally compliant</p>	<p>subject to SA and any future designations will be similarly appraised.</p> <p><b>No change to Plan proposed but SA report amended to make approach clearer.</b></p> <p>The Core Strategy sets the framework for the development management policies. The Issues and Options stage outlined key policy themes based on the direction set by the Core Strategy. The Issues and Options consultation asked whether there were 'any other policy areas that you think we need to cover?' Responses to this as well as the Issues and Options SA were taken into account in the preparation of the Draft Development Management Policies, Revised Preferred Options and Final Plan. However, once the Issues and Options stage was complete, policies were refined, developed, subject to SA and consulted on, but alternative approaches to each policy theme were not generated (Table 1 in the Executive Summary illustrates the derivation of the Final Plan policies). This approach to policy preparation is consistent with</p>

Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
Sustainability Appraisal Report

Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
			<p>an iterative and responsive Plan process as envisaged by NPPG paragraphs 17 and 18; 'reasonable alternatives should be identified and considered at an early stage in the plan making process, as the assessment of these should inform the local planning authority in choosing its preferred approach' and 'the development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals.'</p> <p>Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives to each policy was not applicable or practical. This is consistent with NPPG paragraph 18 which states that 'reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be</p>

Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
<p>Helen Howie representing Estates 223</p>	<ul style="list-style-type: none"> <li>• SA doesn't meet guidance set out in the Environmental Assessment of Plans and Programmes Regulations 2004</li> <li>• Alternative options were limited to a broad consideration of the amount of residential and employment development in each town during the Issues and Options consultation. Alternative development options were never presented to the public, going against the Regulations and National Guidance</li> <li>• Each town assessed separately, with the balance of development between towns not considered. Changing levels in housing delivery not assessed under SA</li> <li>• Plan does not consider or evaluate alternative hubs and clusters and Appendix G only assesses those settlements within</li> </ul>	<p>Unsound Not legally compliant</p>	<p><b>No change to Plan proposed.</b> See response to H Howie, Berrys above.</p>
			<p><i>made. The alternatives must be realistic and deliverable'</i></p>

Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
Sustainability Appraisal Report

Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
	<p>the Plan</p> <ul style="list-style-type: none"> <li>For those settlements which are not identified as hubs or clusters, alternative development has not been evaluated</li> <li>Plan has not assessed reasonable alternatives to DM policies or evaluate alternative approaches to the policy issues</li> </ul>		
English Heritage 252	<ul style="list-style-type: none"> <li>English Heritage have been unable to access earlier iterations of the report as they have not been available for consultation</li> <li>Unable to access how the Plan has changed and been amended especially in relation to the Historic Environment</li> </ul>	Unsound	<p><b>No change proposed.</b> The Plan has been subject to SA at all stages. Each SA has been consulted on alongside the Plan documents and the responses used to inform policy development and site allocation.</p>
	<ul style="list-style-type: none"> <li>English Heritage have been unable to assess how the principles of sustainable development have been applied to the sites identified within the Plan and whether alternative sites have been considered</li> <li>Issues raised with Council in April 2014; information requested by English Heritage, to assess whether heritage assessments have been undertaken for site allocations</li> <li>English Heritage still awaiting information</li> </ul>	Unsound	<p><b>No change proposed:</b> The Council has assessed the potential impact of development on heritage assets in all three stages of a consistent site assessment process. Policy MD13 requires Heritage Assessments to be submitted for all planning proposals which are likely to affect the significance of a heritage asset or the</p>

Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
			<p>contribution made by its setting. A Heritage Assessment is not realistic at the site allocation stage since full details of the development are not available. Such an approach is considered inappropriate and disproportionate in the context of national policy NPPF (128; 158; 169-170).</p>
	<ul style="list-style-type: none"> <li>Concerns over whether the Sustainability Appraisal has been prepared in accordance with the SEA Directive</li> </ul>	Unsound	<p><b>No change proposed:</b> The SA complies with guidance, as shown in Table 2 of the SA report, "SEA Directive Requirements and where they have been met."</p>



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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
Susan Jenkins 221	<ul style="list-style-type: none"> <li>• SA doesn't meet guidance set out in the Environmental Assessment of Plans and Programmes Regulations 2004</li> <li>• Process of identifying hubs and clusters is not pre-determined by the Core Strategy, but by SAMDev through a detailed assessment. As part of this, reasonable alternatives should be considered.</li> <li>• SAMDev has followed the wishes of the Parish Council when decided on hubs and clusters</li> <li>• Level of development within hubs and clusters has not been clearly considered in relation to the size of the settlement</li> <li>• Scale of development has been assessed only in very general terms and makes reference to the assessment done at Issues and Options stage. Assessments have been done in isolation, with no thought to alternatives distributions of development</li> <li>• Assessments of towns and key centres have not been re-done since Issues and Options stage, despite significant changes being made.</li> </ul>	Unsound Not legally compliant	<b>No change proposed:</b> See response to H Howie (Berry's) above.
	<ul style="list-style-type: none"> <li>• Assessments of the sites has also been done in isolation rather than considered as a whole town. Alternative sites have not</li> </ul>	Unsound Not legally compliant	<b>No change proposed.</b> This is not a SA issue. However the site assessment process

Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
	<p>been considered and in some cases it is not clear why some sites have been chosen.</p>		<p>(which includes SA) considered a large number of alternative sites for each town. The Stage 1 and 2b assessment sheets provide clear evidence as to the suitability of individual sites and reasoned justifications for site choice.</p>
<p>Helen Howie, Berry's, representing Sansaw Estates 224</p>	<ul style="list-style-type: none"> <li>• SA doesn't meet guidance set out in the Environmental Assessment of Plans and Programmes Regulations 2004</li> <li>• The assessment of hubs and clusters only assesses those settlements which are already included within the SAMDev Plan and doesn't consider those not proposed for designation.</li> <li>• Plan has not considered alternatives to rural development management policies. Alternative approaches to the issues set out have not been evaluated. Whilst the Core Strategy narrowed the options for DM policies, there should still be an obligation to consider alternatives. In failing to consider reasonable alternatives, the Council are in breach of the European Directive on Strategic Environmental Assessment (2001/42/EC).</li> <li>• Inclusion of hubs and clusters has been</li> </ul>	<p>Unsound Not legally compliant</p>	<p><b>No change proposed:</b> See response to H Howie (Berry's) above.</p>

Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
	<p>based on the wished of the Parish Council's and there is a lack of robust justification to these choices</p> <ul style="list-style-type: none"> <li>Hadnall was proposed as a hub within the Issues and Options consultation and is considered to be a sustainable settlement, with a good range of services and facilities. There is no explanation within the Plan as to why Hadnall has now been given countryside designation.</li> </ul>		
Bridgnorth Society SM41	<ul style="list-style-type: none"> <li>Sustainability Appraisal Report is deficient.</li> <li>Summary for Bridgnorth does not accurately reflect the social, economic and environmental factors</li> <li>The summary contains unsupported assertions regarding the benefit of higher scales of development</li> <li>Concerned that higher levels of development will result in poorer design</li> </ul>	<p>Unsound</p> <p>Not legally compliant</p>	<p><b>No change proposed</b></p> <p>Levels of development have been set by Core Strategy policy CS3. Shropshire Council feels that the Sustainability Appraisal objectives for social, economic and environmental factors have been applied appropriately</p>
Environment Agency 169	<ul style="list-style-type: none"> <li>Concerns about flood risk and waste water infrastructure which should be cross-referenced with SA</li> <li>Outcome of further work on flood risk and waste water infrastructure could have an impact on SA, in particular objectives 9, 10,</li> </ul>	<p>Not legally compliant</p>	<p><b>No change proposed</b></p> <p>Any significant modifications to the Plan arising from EA concerns will be subject to Sustainability Appraisal.</p>

Appendix G: Shropshire Sites Allocation and Management of Development (SAMDev) Plan:  
Sustainability Appraisal Report

Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
	14 and 16		
Woodland Trust 191	<ul style="list-style-type: none"> <li>The Plan should be accompanied by an SEA as well as an SA</li> </ul>		<p><b>No change proposed.</b></p> <p>SA includes SEA so there is no need for separate assessment</p>
Anne Walker Shropshire and Telford Asperger Support Group 50	<p>I wish to comment on the limitations of the Plan. I refer to the SAMDev Table 16(page120) SA Indicators, item 2(Housing special requirements).</p> <p>The above does not seem to cover the requirements of Local Authorities under The Autism Strategy issued by the Government in March 2010.</p>		<p>The Council considers that Sustainability Objectives 2 and 8 - "Provide a sufficient quantity of good quality housing, which meets the needs of all sections of society" and "Create active and healthier communities for all and reduce inequalities in health services" comply with the requirements of the Autism Strategy 2010 and that the indicators in table 16 are sufficient to monitor these objectives.</p>

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Committee and date

Council

17 July 2014

10.00 am

Item

**23**

Public

## UNIVERSITY COLLEGE SHREWSBURY – TOWARDS A UNIVERSITY OF SHROPSHIRE FOR SHROPSHIRE

**Responsible Officer** Clive Wright, Chief Executive

Email: [clive.wright@shropshire.gov.uk](mailto:clive.wright@shropshire.gov.uk) Tel: 01743 252007

### 1. Summary

Plans for creating a new University in Shropshire are at an advanced stage. Shropshire Council and University of Chester are working together to deliver a new, high quality university that will be unique, distinctive and will develop Shropshire's economy whilst also having significant national and international relevance. From the outset, both parties have a shared vision for this to become a free-standing Institution – in Shropshire and for Shropshire.

This paper updates the situation from a previous report to Cabinet (19<sup>th</sup> February 2014), seeking authority to commit the resources necessary to prepare this project for implementation phase.

### 2. Recommendations

It is recommended that Council:

- 1) Approves the continuance of the work to establish a University in Shropshire as set out in this report
- 2) Authorises work to further investigate the potential Council owned sites detailed in section 8 of this report for their appropriateness as either university teaching, research or residential accommodation for students.
- 3) Approves a project budget of up to £1,000,000 to be spent as outlined in section 4 of this report with authority delegated to the Chief Executive to approve spend against this budget, in consultation with the Leader of the Council.
- 4) Asks for a further paper to be brought back to Council in September 2014 which details the business case for the Council's involvement in the Project, preferred



sites, estimated construction costs and timescales and proposed planning and legal arrangements in relation to their use, seeking appropriate financial approval.

- 5) Delegates authority to the Chief Executive to undertake further discussions and negotiations with the University of Chester to formalise, as required, the future relationship with the University, subject to arrangements being brought back to Council for approval.
- 6) Endorse on-going discussions by University of Chester for funding to support the project, via the Higher Education Funding Council for England (HEFCE)

## REPORT

### 3. Risk Assessment and Opportunities Appraisal

Development of a successful university for Shropshire is dependent on generating sufficient income through student numbers and research awards, and on attracting and retaining the academic staff necessary to facilitate this. Success will therefore be a reflection of market conditions, quality of offer (including accommodation and the wider student experience of Shrewsbury as a place), reputation (initially conferred by association from University of Chester), but rapidly gained through student experience.

Another important consideration is Government policy towards Higher Education, in particular funding and support for growth of new university provision, and for stimulation of a wider market-place, addressing so-called 'education cold-spots'. Government recently announced its intention to remove artificial caps on student numbers in 2015, opening undergraduate numbers entirely up to market-forces. The Minister of State for Higher Education, David Willetts MP recently championed Shrewsbury as a location 'champing at the bit' to establish a university - for sound educational reasons as well as it being 'the best way to revive great towns and cities'. Long-term national Higher Education policy is inevitably subject to some risks.

Risk of market failure is being mitigated by development of a highly differentiated academic model, closely integrated with research that has local, national and international relevance, and by moving swiftly to take advantage of the current funding context and Government support for widening access to high quality higher education.

The Council's exposure to risk in developing student accommodation is similarly mitigated by these factors, as well as ensuring that accommodation is only provided, as proportionate as possible to the projected level of initial demand. In effect the Council is stepping in to kick-start provision of accommodation at a point where the private sector will not. Should the institution be unsuccessful, it is assumed that this accommodation provision could, however, be converted to properties for offer to the general market. Further work will be required to consider the management and funding of any under occupancy of student accommodation to mitigate the financial risks.

### 4. Financial and Legal Considerations

Legal advice is being sought to confirm the Council's legal powers to develop student accommodation, and consider the implications where the General Power of Competence is used under the Localism Act 2011 for a 'commercial purpose' the requirement for the Council to act through a company. Advice is also being sought to consider how any transfer or leasing of Shropshire Council accommodation for use by the new University can be structured to ensure that rules around State Aid are not contravened. This will inform the detailed propositions to be brought back in the September Council paper, but initial considerations indicate that, subject to confirmation of the University's own funding arrangements, there are arrangements that can be put in place that should not impact on the viability of this project.

Consideration is also being given to the requirements of the next phase of the Council's relationship with the University of Chester and how this developing relationship should be formalised to reflect the requirements and commitments of both parties to the next stages of the joint University Project. Advice is also being sought regarding the development of sites for University purposes alongside the identification of potential alternative administrative accommodation for any displacement of staff.

It is expected that costs will be incurred carrying out a number of activities which will include:

- Costs to cover pre-contract/construction activity including feasibility, initial design development, outline planning, consultation and development of a cost plan together with associated site investigations, surveys and fees
- Decant costs from buildings required for academic use
- Refurbishment costs to a building to accommodate public facing Council staff
- Rental costs to accommodate staff
- Dedicated Project Manager and Marketing Officer

## **5. Context – the need for enhanced Higher Education in Shropshire**

In early 2013, the University of Chester was invited by Shropshire Council to research the potential for increasing Higher Education (HE) provision within Shropshire. The research examined levels of current provision, the attitudes of local stakeholders to HE, the views of Year 12 pupils in the county and of the local business community.

In summary this concluded that whilst Shropshire has a number of Further Education establishments, there are no formal Higher Education facilities in the county at present, although a small number of HE level courses are offered at the various FE institutions, as well as vocational health qualifications taught at specific NHS sites. Harper Adams University, a renowned institution specialising in agriculture and land-sciences with around 4,000 students is just outside Shropshire Council's area in Telford and Wrekin.

Crucially, the research found only very low levels of Shropshire-based HE provision that is dedicated to employment sectors vital to the county's future economy. In particular the absence of higher-level qualifications in health and social care could present challenges to employers, particularly as new career pathways open up. This lack of provision has led to a significant talent drain away from the area, post Year

13. Not only do most 18 year olds leave Shropshire, over 89% also leave the travel-to-study area – a trend that appears to be on the increase. This loss is exacerbated because it isn't balanced by a counter-flow of students travelling into Shropshire from elsewhere to study. The lack of a university also means there is no potential for Shropshire-based graduates to return after getting their degrees elsewhere, to continue post-graduate study.

The research set this context for younger people alongside Shropshire's aging population with this trend predicted to accelerate considerably between ages 65-84 by 2021. With an in-migration of older people to retire, and out-migration of younger people in search of post-18 education or employment, Shropshire will experience a growing gap between its working age population and regional/national averages. The County is also experiencing these demographic trends ahead of most of the rest of the UK and Western World. Although a potential challenge, this gives Shropshire potential national and global advance warning. The new university could help us gain competitive advantage in terms of adapting public services and responding to both pressures and, crucially, the opportunities to be gained from experience and skills from older people in the county.

Research showed Shropshire has a very active small business economy reflecting an enterprise culture with high levels of self-employment, alongside some major employers' accounting for a disproportionately large share of Shropshire workforce. Businesses in the county identify skills gaps as holding back their potential growth and of those surveyed, over 80% of businesses felt a higher education institution in the county would be a good thing in terms of civic pride, intellectual capital and supporting economic development.

Finally, a review of the policy context found a consensus view regarding the criticality of improved HE provision in the county:

- At a national level, **David Willetts**, Minister of State for Universities asked this year for institutions and regulators to consider how to plug geographical gaps in England's Higher Education sector, citing their importance in driving long term and sustainable economic growth. As noted above, he has specifically cited Shrewsbury as a location with potential and ambition
- The **draft Marches LEP European and Strategic Investment Strategy** cites the currently very limited university presence in the Marches as a key factor in restricting opportunities for knowledge transfer between the HEI sector and local businesses and is thereby holding back the economic potential of Shropshire
- The **Shropshire Economic Growth Strategy 2012-26** identifies the importance of enhancing the opportunities in higher education
- '**Spotlight on the Shropshire Economy**' (Shropshire Council – 2010) highlights 'lack of HE, lack of employment and leisure for young people, considerable skills gap and low knowledge economy as weaknesses in the county

## 6. A shared vision for University College Shrewsbury

As a consequence of this research, and as reported to Cabinet in February 2014, the Council and University of Chester therefore agreed to develop more detailed business case, relevant to consideration by HEFCE and Shropshire Council. This has been developed alongside exploration of site options – for both residential and teaching space at the institution through an emerging Development Framework.

The resultant business case proposes development of a high quality university, supporting postgraduate and research capacity that can help Shropshire reach its full economic potential. This supports the Council and Local Enterprise Partnership (LEP) strategy to rebalance the county's economy away from permanent reliance on public sector employment.

This means 'Shropshire University's' Graduates will not only be extremely 'work-ready' but also be prepared for opportunities through self-employment, entrepreneurship and portfolio-careers that will mark an increasing number of professional lives in the mid-late 21<sup>st</sup> Century.

In summary, the business case is to develop a University for Shropshire that will;

- Be attractive to a high quality undergraduates, postgraduates, teaching and research staff
- Have enough market differentiation and distinctiveness to attract applications from national and international students
- Be relevant and attractive to funding bids and have significant economic impacts for Shropshire and the region
- Draw on full-time, visiting and industry based lecturers and offer a significant intellectual resource to local businesses and employers (through internships, placements etc.)

It will deliver a student experience grounded in the five guiding principles of; High quality, Distinctiveness, Economic Impact, Coherence and Aspiration – not only for its students but also the county itself, able to realise its full potential.

It is, by design, a very carefully crafted and entirely new and bespoke institution. Moving away from traditional siloed faculties, it will offer a more holistic, cross-cutting and research-led offer to students, researchers and academics. It will have a teaching and learning strategy that is closely aligned to the key economic and societal challenges facing Shropshire, the region, the UK as a whole and with significant global resonance.

At its core will be a series of research clusters, each having close links with the wider Shropshire community (private, public and not-for-profit sectors) and global institutions with similar research interests. Associated Research Centres will identify, develop and secure a portfolio of research supported by a wide variety of income streams and funding sources including private sector sponsorship and contracted activities. Each centre has direct relevance to, and potential impact on Shropshire Council, and on Shropshire based organisations and businesses.

These research centres will help ensure the University will be a new type of research led institution, drawing on international best practice as an 'entrepreneurial university'. Instead of fixed faculty structures (analogous to public sector

‘departmental silos’), it will be based around flexible academic structures relevant to Shropshire’s economy and society, but with serious resonance to wider society/environmental/ economic challenges at a Global and National scale:

- **Centre for Public Sector & Societal Innovation** – has global resonance in leading thought and practice around redesign and service transformation, applicable to Shropshire. This will complement and help to validate and enhance the council’s design led approach
- **Centre for Health and Community Wellbeing** – meeting the challenge and opportunity of an aging population, positioning Shropshire as a real world laboratory for creative ideas about healthcare and the potential for aging well
- **Centre for Sustainable Business and Communities** – this will focus on the global challenge of reconciling economic growth, social cohesion and environmental protection. It will feed into the growing debate on the economic role and opportunities for places like Shropshire in the context of an increasingly urbanized global economy (closely linked with the current review of economic growth by Shropshire Council)
- **Centre for Heritage Management** - by focusing on all aspects of cultural heritage, management and design, this centre will explore opportunities arising from environmental, population and other pressures facing the built environment. Drawing on Shropshire’s hugely significant historic assets, it will help us create the skills and resource to respond to these global issues.

The consequence will be undergraduate and post-graduate courses that equip our Shropshire graduates to succeed better in a highly competitive, distinctively non-linear and increasingly dynamic career path. Perhaps, more than ever, the jobs that our first ‘Shrewsbury Graduates’ of 2018 will be doing in ten to fifteen years, simply haven’t been thought of yet. So Shrewsbury’s learning and research environment will help make them highly resilient entrepreneurs. Whatever their degree, they will be able to make the most of their potential, be entrepreneurial in approach, be equipped to contribute to society and make a real difference – all key personal priorities for ‘Generation Y and Z’ who will form the initial cohorts of Shrewsbury undergraduates.

As part of this radical new model, Shropshire Council and Chester have carefully considered the environment for prospective students, making our University as attractive and relevant as possible. Recognising the importance of affordability, and employability, we intend to offer several unusual and unique opportunities to Shrewsbury students. In outline these are planned to include:

- *‘Earn as you learn’*: a commitment to ensure as few of our students as possible are burdened by debt at graduation, and as many as possible are ‘high-value’ work ready through a series of placements/internships and work-based research opportunities. This will be secured via:
  - o A teaching and research programme carefully attuned to the needs of industry
  - o Relationship building with local businesses and voluntary sector organisations (e.g. social enterprises), building on the highly successful Shropshire Graduates programme
- *Better pathways to Higher Education*: whilst wanting a high quality institution with high academic requirements for undergraduate entry, we want to balance this by recognising and rewarding other ways of

- demonstrating potential – e.g. for relevant experience gained in other ways as well as progression from Further Education
- *A human-scale institution*: part of our commitment is to value small group size learning, direct access to academic staff and a highly personal approach, a world away from the all too faceless and generic offer from some larger universities
  - *Full integration with leadership of economic growth*: a fundamental review of the council’s role in economic development is underway, with dedicated research expertise from University of Chester. We are jointly committed to using the university as an instrument of economic development which means attracting new businesses, stimulating high value business startups and using research to catalyse growth –whether through placements, commissions or other spinouts

Crucially we envisage the new institution working collaboratively with existing FE and HE providers in the County. A strong common purpose, strengthening the recruitment of students from the community onto vocational and professional awards can strengthen opportunity for all. For example there are significant opportunities from promoting FE and HE to potential students who have no family history or awareness. The presence of the new University, and of its outreach programmes in Shropshire will bring this benefit – whether or not students eventually choose to study here. Even if they go elsewhere as undergraduates, or to study in FE environments, there is then still the increased opportunity for them to return to Shropshire to gain higher qualifications.

Based on this shared vision for a curriculum of local, national and global relevance the proposal is therefore for a highly distinctive and carefully crafted institution, adapted to flourish in Shropshire but also able to evolve over time to reflect the changing environment. Student number projections for the first seven years are shown below:

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<b>Undergrad</b>	400	761	1088	1198	1401	1654	2002
<b>Post Grad</b>	48	132	184	184	210	250	300
<b>International</b>	40	70	100	120	140	160	200
<b>PhD</b>	8	12	24	24	24	30	30
<b>Total</b>	496	975	1396	1526	1775	2094	2532

These figures are total numbers (rather than a yearly intake) and take account of a 10% annual drop-out rate.

## 7. Impacts for Shropshire

In April 2014, Universities UK published evidence showing £73 Billion is generated nationally from universities, supporting 750,000 full time jobs. The sector has



increased its share of national GDP, bucking the wider national economic trends through the recession. The report also showed for every job created in universities, another job is also created in the local economy. By attracting highly qualified staff to the area, and by activity stimulating research, each new university has a significant impact on competitiveness of existing businesses, as well as growth of new ones through spinouts. Wider impacts include business tourism (worth over £135m across the UK), purchasing goods and services, and in the indirect impact of wages for employees, spending in the local economy.

Experience of other towns and cities that have recently acquired or significantly expanded university provision also helps support this work. Lincoln University, created in 1996 is credited with doubling the size of the local economy and creating 3,000 jobs. Perhaps as importantly the city is reported as 'looking and feeling very different' with increased vibrancy based on the university's impact. Major employers like Siemens have stayed in the area when they had considered pulling out due to lack of local graduates.

Similarly, Suffolk has benefited from creating University Campus Suffolk in 2007 – now with over 2000 students. It is credited as having had a significant impact on the local economy – where research supporting the business case showed the lack of a university was costing the local economy approximately £1 million per week.

Detailed research, commissioned from Chester by Shropshire Council, has looked at the projected economic impact of a university in the county. This assumed a range of student numbers – from a low of 500 to a high of 2000. A range of detailed conclusions were drawn, which can be summarised by a projected annual total impact on the local economy ranging from a low estimate of £11.8m per year (500 students) up to a high estimate of £61.6m per year (based on 2000 students). These figures are based on direct and secondary economic impact, as well as additional benefits to existing businesses, visitors and volunteering.

But the benefits will not only be these purely financial ones. As already mentioned, there is considerable research to show that a University enhances the resilience of the local economy. Our shared vision here is for a University that attracts high achievers and problem solvers and which is a significant force for the transformation of the county. Crucial to this is an approach to staffing which envisages a mix of full-time lecturers, visiting lecturers and industry specialists – frequently making use of latent talents already at work, or living in Shropshire. It will also actively seek placement and research opportunities for students at undergraduate and postgraduate level in Shropshire businesses, enhancing their access to high quality research and development.

## **8. Delivering on the shared vision**

### **i) Leadership and governance**

In order to deliver on this powerful shared vision for Shropshire, an innovative partnership – between Shropshire Council and the University of Chester. As part of the work to prepare for a further report in September the role of ip&e in delivering some functions will also be considered.

This plays to the strengths and assets of each partner – with;

- University of Chester leading on learning and research
- Shropshire Council enabling the use of its assets (above) as well as supporting research activity, opportunities for practical student experience and through close collaboration in areas such as public health, archives and heritage management

<b>Partner</b>	<b>Role and purpose</b>	<b>Nature of involvement</b>
University of Chester	Founded in 1839, one of oldest HE institutions in country. Involved in variety of public and private sector project development, management and contract administration	<ul style="list-style-type: none"> <li>• leading curriculum development</li> <li>• delivery of market research</li> <li>• joint development of CPSI</li> <li>• development of further research centres</li> <li>• staff</li> </ul>
Shropshire Council	Key democratic leadership role for Shropshire. Responsible for securing the best outcomes for Shropshire children and committed to fostering sustainable economic growth	<ul style="list-style-type: none"> <li>• identification &amp; development of asset base</li> <li>• provision of accommodation</li> <li>• provision of other student 'consumer' services</li> <li>• project management support</li> <li>• input to curriculum development</li> <li>• joint development of CPSI (staff, accom, funding)</li> <li>• planning enablement</li> </ul>

At the outset, it was established by all parties that the institution would move through a carefully planned evolution; from a University College Shrewsbury base, through to a free-standing autonomous 'University of Shrewsbury' after approximately 7-10 years, at the point when a Royal Charter conferring its own degree awarding status (initially for undergraduates, then post graduates) could feasibly be sought. At this stage the University of Chester would drop-away, leaving Shropshire with our own university.

Currently overseeing delivery is a project management structure, headed by a Project Board, dual chaired by the Leader of Shropshire Council and the Vice Chancellor of University of Chester (Tim Wheeler). A series of sub-groups focused on issues such as curriculum design, estates and funding have also been working for the past six months.

The Project Board receives strategic direction and support from an Advisory Board, chaired by Sir David Lees (outgoing Chairman of the Bank of England), with the Lord Lieutenant of Shropshire, Sir Algernon Heber-Percy, as Deputy Chair. Other Board

members comprise eminent figures from the Shropshire business, healthcare and civic communities.

As the project moves into an implementation phase, it has been agreed to additionally appoint:

- a Programme Manager post – to drive delivery of the physical aspects of the institution (Jointly appointed and funded by UoC and Shropshire Council)
- a Marketing post – to develop a broad understanding of the University and its development, coordinate and maximise relationships with local stakeholders (Jointly appointed by University and Council, funded by Shropshire Council)

## **ii) The university Development Framework**

An outline development framework has been drawn up in support of the University Business Case. This establishes that the core principles for development should be that the university:

- Be an institution at the heart of its community
- Establish local HE provision as a recognisable place within the wider townscape
- Deliver high quality accommodation and environment
- Be a distinctive living and learning environment

The overall design principle is to initially create an 'Education Quarter' in and around Frankwell, making use of existing Council physical assets as part of the teaching/research/learning support and conference facilities. This takes full account of the impact of recent closure / reduction in use of other key public sector assets in the town. It uses the new University as a means of helping mitigate this impact, maximising the vitality and viability of existing businesses, complementing the Shrewsbury BID and other aspirations to enhance the town's retail and commercial offer.

Evidence from established institutions within similar scale locations (e.g. Durham University) suggests that it is appropriate to expect students to walk around 20 minutes between first-year undergraduate residential and teaching accommodation, learning resources and facilities. Whilst other cities are considerably more dispersed, the benefits from a cohesive set of buildings – both to students and also to the local economy – are significant. Through a creative approach to reuse of existing assets and limited new development, Shrewsbury has potential to offer a high quality, safe and friendly learning and lifestyle experience for students that helps differentiate it from other places.

Using this approach, a range of potential infrastructure options and locations have been identified for teaching, research, accommodation and student support provision

(e.g. student union, sports facilities etc.) including proposed re-use of the following assets, currently within Shropshire Council's ownership:

- Guildhall, Frankwell
- Reference Library
- Archives service (1A Castle Gates)
- Rowley's House

Theatre Severn and the Shrewsbury Museum and Art Gallery are also important additional assets, capable of being used to support the University in ways that complement their existing commercial commitments. Availability of the Tannery is also being considered as part of the wider review. This is also considering any other sites put forward by the private sector that are deliverable.

Options are also being worked up to secure student accommodation for around 300 students to cover the first two years of operation. Given this needs to be available by September 2015 it will have to be on land within the Council's ownership (Frankwell and Abbey Foregate Car Parks are potential options) and be of modular construction but of a style and location that complements the university's overall ethos of quality, safety, accessibility and desirability to students and their families.

It is proposed that up to £1 million is now committed to undertake further work to develop all these options in more detail, considering identification of preferred sites, estimated construction costs, timescales, proposed planning and legal arrangements as well the necessary public consultation for the developments. Options for the Council to finance delivery of initial student accommodation will also be considered. This will be brought back to Council in September 2014.

In the longer term, and to allow realisation of the ambition for the institution to grow to around 2,000 students within the first five years, potential sites that may become available within a walking radius of the Frankwell site are being explored, including council owned sites such as Shirehall, along with the consideration of other non council owned sites. Depending on their availability, and planning issues, the shared aspiration is then for further growth of a scale in keeping with the town, perhaps ultimately to an institution of some 5-6,000 students, comparable in size to Harper Adams, York or Winchester.

A wider Masterplan for Shrewsbury will then also need to be developed which takes full account of the opportunity and implications arising from the new University for the town, alongside evaluating the commercial, retail and associated issues affecting the wider context of land-use plans for Shrewsbury. This provides an opportunity to revisit our wider vision for the town with key interested parties like the Business Improvement District.

The Council and University fully appreciate the importance of securing the best possible relationship between students, businesses and residents within Shrewsbury and commit to working together with councillors, businesses and residents associations to maximise the benefits and help minimise any concerns of issues as they emerge.

## **9. Conclusions**

Development of a university for Shropshire has been a long-standing unmet ambition for the county, and for the Council. A unique combination of factors have come together in the past year to help turn this vision into reality. By approving this investment, Shropshire Council has the potential to dramatically influence the future economy of the county, and enhance the life-chances for many of our young people

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

None

**Cabinet Member (Portfolio Holder)**

Cllr Steve Charmley, Cllr Keith Barrow

**Local Member**

All Shrewsbury Members

**Appendices**

None



<u>Committee and Date</u>	<u>Item</u>
Council	<b>24</b>
17 <sup>th</sup> July 2014	
10:00am	
	<u>Public</u>

## WEST MERCIA YOUTH JUSTICE PLAN 2014-15

### Responsible Officer

e-mail: [karen.bradshaw@shropshire.gov.uk](mailto:karen.bradshaw@shropshire.gov.uk) Tel: (01743) 254201

### 1. Summary

- 1.1 The Youth Justice Plan sets out how youth justice services across West Mercia are structured and identifies key actions to address risks to service delivery and improvement
- 1.2 The Youth Justice Plan is endorsed by Council annually.

### 2. Recommendations

- 2.1 That the Youth Justice Plan, as attached at Appendix A, be approved by Council.

## REPORT

### 3. Risk Assessment and Opportunities Appraisal

- 3.1 The principal aim of the Youth Justice System is the prevention of offending and re-offending by children and young people. The Youth Justice Plan sets out an action plan to address the significant risks identified to future service delivery and improvement.

### 4. Financial Implications

- 4.1 These are covered by the existing budgetary contribution.



## 5. Background

- 5.1 Under section 40 of the Crime and Disorder Act 1998 each Local Authority has a duty to produce a Youth Justice Plan setting out how Youth Justice Services in their area are provided and funded and how the Youth Offending Service for the area is funded and composed, the plan is submitted to the Youth Justice Board for England and Wales (YJB).
- 5.2 The Youth justice Plan is prepared on an annual basis on behalf of Herefordshire Council, Shropshire Council, Telford and Wrekin Council and Worcestershire County Council. The basic plan preparation is undertaken by West Mercia Youth Offending Service according to the deadlines and guidance from the YJB.
- 5.3 The West Mercia Youth Justice Plan was agreed at the West Mercia Youth Offending Service Management Board on 23<sup>rd</sup> May 2014 and is due to be submitted to the YJB by 30<sup>th</sup> September 2014. A provisional copy was sent to the YJB in June 2014.

## 6. Additional Information

- 6.1 The Youth Offending Service is subject to three national indicators. Performance against the indicators is outlined in the plan and actions identified to address risks to performance improvement. The Shropshire specific information is set out on pages 29 to 33 of the plan. Since the plan was prepared there has been a further quarterly update on the performance. The updated performance for Shropshire is outlined below.
- 6.2 The first time entrant (FTE) indicator which is expressed as the number of first time entrants to the youth justice per 100,000 youth population was 312 for Shropshire in the year ending December 2013, representing a reduction of 5% from the year ending September 2013 where the FTE rate was 329. The Shropshire rate for the year ending December 2013 is lower than for West Mercia, 442 and significantly lower than for England, 556. The actual number of first time entrants in Shropshire during 2013 was 90.
- 6.3 The second indicator is the use of custody indicator, which is measured as the number of custodial sentences per 1,000 youth population. The use of custody performance for the year ending March 2014 was 0.10, which is the same as for the year ending December 2013, and is better than the West Mercia performance of 0.29. The Shropshire rate is significantly better than the national rate of 0.44. The actual number of custodial sentences in Shropshire in 2013/14 was 3.
- 6.4 The third indicator is re-offending. There are two measures both measuring re-offending in the same cohort of offenders over a 12 month period following the youth justice sanction that placed the young person in the cohort. The first, the frequency rate, is the average number of re-offences per young person in the cohort. The second is

the percentage of the young people in the cohort who have re-offended.

- 6.5 The frequency measure for Shropshire for the year ending June 2012 is 0.90 and this represents an improvement in performance from the year ending March 2012 when the frequency rate was 0.92. The Shropshire rate of 0.90 is better than the West Mercia rate, 0.96 and the national rate 1.02.
- 6.6 The percentage of young people re-offending in Shropshire for the year ending June 2012 was 33.1% and shows an improved performance from the year ending March 2012 when the percentage re-offending was 34.2%. The rate in Shropshire is better than for West Mercia, 34.4% and for England, 35.3%.

<b>List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)</b> None
<b>Cabinet Member (Portfolio Holder)</b> Cllr Ann Hartley
<b>Local Member</b> All Members
<b>Appendices</b> Appendix A: West Mercia Youth Justice Plan 2014/15

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# WEST MERCIA YOUTH OFFENDING SERVICE



## YOUTH JUSTICE PLAN 2014/15



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## 1. INTRODUCTION

West Mercia Youth Offending Service was established on the 1<sup>st</sup> October 2012 and replaced the previous Shropshire, Telford and Wrekin Youth Offending Service and the Worcestershire and Herefordshire Youth Offending Service following a review of how youth justice services were provided across the West Mercia area.

Initially a core service was delivered through area based teams aligned to the Local Authority areas supported by a central team providing performance, commissioning and finance support. The core services are court facing services, assessment, planning interventions, monitoring and review functions, along with victim liaison and support of Community Panel Members. All other services, previously delivered by the Youth Offending Services, have been delivered in 13/14 by an interim provider services team whilst being subject to a commissioning process. The commissioning process was completed in October 2013, and a decision taken to integrate key services, including reparation, ISS, bail supervision, programmes and mentoring into the Youth Offending Service. A new service structure was implemented on 1<sup>st</sup> April 2014 to take account of the delivery of these services.

Initially West Mercia Probation Trust hosted the service on behalf of the Local Authorities and the Youth Justice Partnership. The dissolution of the Probation Trust from 1<sup>st</sup> June 2014 has led to the hosting arrangements being transferred on an interim basis, until March 2015, to Worcestershire County Council.

During 14/15 the Youth Justice Partnership will be undertaking a review in order to reach a decision regarding the future delivery arrangements from April 2015. Further work will be undertaken during the year to complete the transition from previous delivery arrangements including the restructure to integrate the commissioned services into the Youth Offending Service and the implementation of a single ICT system for the service.



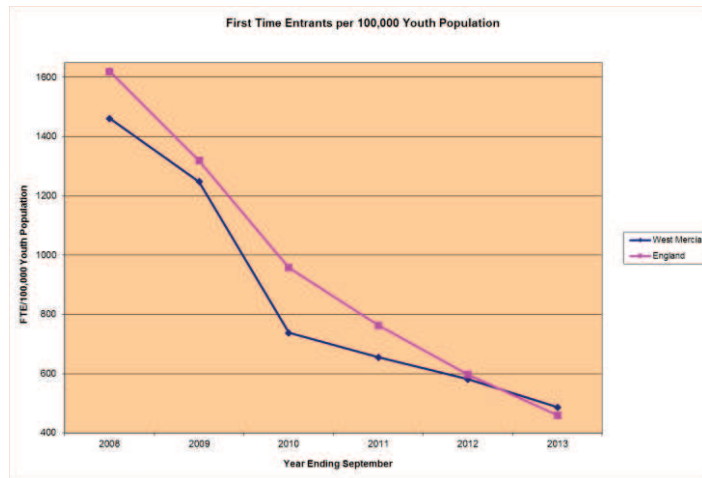
## 2. PERFORMANCE REVIEW

Youth Justice Partnerships are subject to three national indicators;

- First Time Entrants (FTE) to the Youth Justice System
- Use of Custody
- Re-Offending

### 1 First Time Entrants to the Youth Justice System (FTEs)

The first time entrant measure is expressed as the number of first time entrants per 100,000 of 10 to 17 year old population. First time entrants are those young people receiving a first formal youth justice sanction (Youth Caution, Youth Conditional Caution or Conviction). A lower figure denotes good performance.



The rate of FTEs across West Mercia for the year ending September 2013 was 487, which is an improvement on the performance for year ending September 2012 when the FTE rate was 581. The performance for the year ending September 2013 is slightly higher national rate of 460 and the average for the family group at 440.

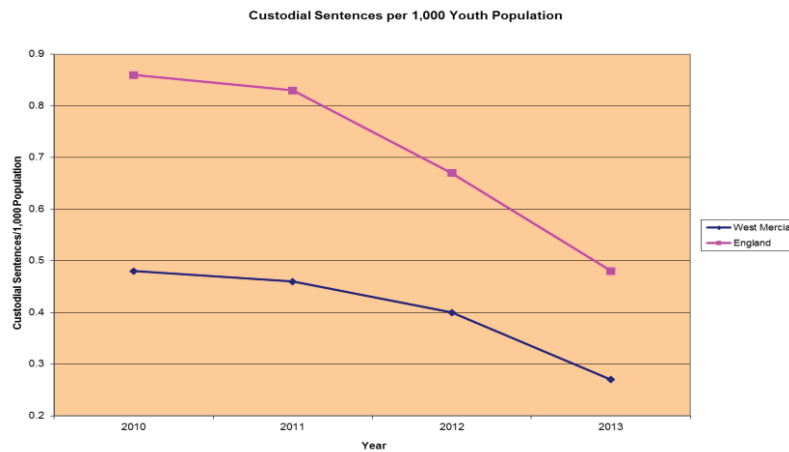
The percentage reduction in FTEs in West Mercia over the three year period between the year ending September 2010 and the year ending September 2013 was -34% compared to -59% for England and -50% for the family group.

Within West Mercia there are differing FTE rates between the four Local Authority areas, with the highest being 589 and the lowest 329. Some initial analysis undertaken in 2013/14 demonstrated that the highest rate was in part, a result of higher detection rates and a lower proportional use of the informal disposal of Community Resolution. Further analysis will be undertaken during 14/15 in order to better understand what is driving the differential rates. The Police policy on the use of Community Resolutions changes on 1<sup>st</sup> April 2014 and there is a risk that the policy change may lead to a slight increase in the number of young people entering the youth justice system for the first time, and the effect of this policy change will be monitored throughout 14/15.

Targeted prevention work is no longer delivered by the Youth Offending Service and forms part of the Early Help offer in each of the Local Authorities. In 2014/15 the YOS will be convening a task and finish group on behalf of the Office for Police and Crime Commissioner to seek assurance that those young people most at risk of entering the youth justice system are effectively targeted for intervention.

## 2. Use of Custody

The use of custody measure is expressed as the number of custodial sentences per 1,000 of 10 to 17 year population. West Mercia has, historically, had a low rate of custodial sentences. A lower figure denotes good performance.



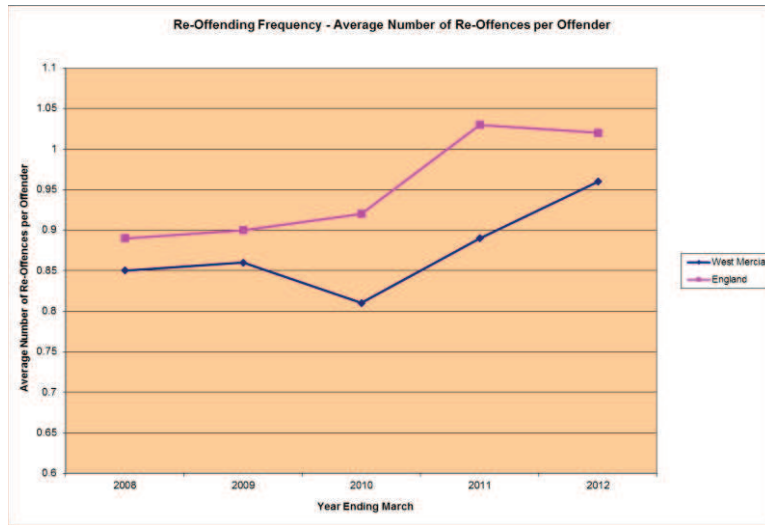
For the year ending December 2013 the use of custody rate for West Mercia was 0.27 against the rate for England of 0.48, West Mercia performance is, therefore, significantly better than the national performance but slightly worse than the family group rate of 0.22. The West Mercia rate for 2013 has improved from 2012 when it was 0.40.

Over the two year period of the year ending December 2013 and the year ending December 2011 the rate has reduced from 0.44 to 0.27, a reduction of -39% compared to a reduction of -42% over the same period nationally.

The actual fall in custodial sentences was from 54 in the year ending December 2011 to 31 in the year ending December 2013, a reduction of -43%.

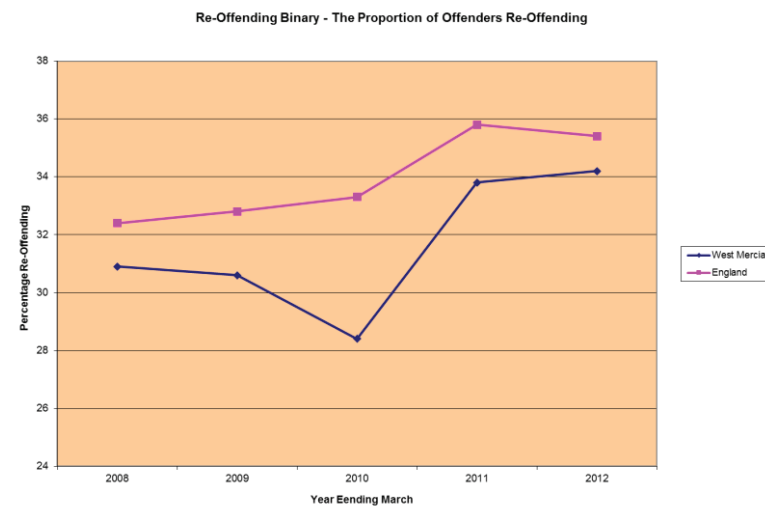
Intensive supervision and surveillance (ISS) is a community based alternative to custodial disposals and currently two ISS schemes operate across the area. In 14/15 the YOS will establish a single and consistent ISS scheme for West Mercia and develop a consistent Bail Supervision offer as part of the strategy to divert, where appropriate, young people from custodial remands and sentences.

### 3. Re-Offending



There are two re-offending measures, both measuring re-offending in the same cohort of offenders over a 12 month period following the youth justice sanction that placed the young person in the cohort. The first, the frequency measure, is the average number of re-offences per offender in the cohort. The second measure, the binary measure, is the percentage of the offenders in the cohort re-offending. The most recent data for the re-offending measure is for the cohort identified in year ending March 2012. In both measures a lower figure denotes good performance.

For the year ending March 2012 the frequency measure performance for West Mercia was 0.96, compared to national performance 1.02. The range of performance across YOTs in England for the same period is 0.40 to 1.83. The West Mercia performance is slightly higher than for the family group which is at 0.91.



A comparison over the three year period of the year ending March 2009 and the year ending March 2012, shows an increase in the rate from 0.86 to 0.96 an increase of 12%. The increase in the frequency rate for England over the same period is higher from 0.90 to 1.02, an increase of 13%.

The binary measure performance for the year ending March 2012 for West Mercia is 34.2% compared with national performance of 35.4%. The range of performance for YOTs across England is 20.9% to 49.7%.

A comparison over the three year period of the year ending March 2009 and the year ending March 2012, shows increase in the rate from 30.6% to 34.2% an increase of 3.5 percentage points.

It has been recognised by the Youth Justice Board (YJB) that although significant progress, nationally, has been made in reducing first time entrants and reducing custody, the re-offending measure remains an area of concern. There is, currently, little research into the reasons for the decreases in the performance but it is thought that a large part of this may be down to the differences in the characteristics of more recent cohorts to the previous cohorts due to very significant decreases in first time entrants and the development of informal disposals for minor offences.

Analysis undertaken in West Mercia in 13/14 confirms that the cohort is changing in nature in West Mercia with the proportion of young people subject to out of court disposals, those with the lowest risk of re-offending, reducing by 10 percentage points between 2008 and 2012, the proportion of young people subject to community and custodial sentences, those with the highest risk of re-offending, rising by 7 percentage points.

It should be noted that the cohort size is falling, from 3039 young people in the March 2009 cohort compared to 1352 young people in the March 2012 cohort. The number of re-offences has therefore decreased over the same period from 2614 to 1296 a decrease of -50%.

The YJB is undertaking work with YOTs in order to understand more what is driving the trend in the re-offending performance and look at how YOTs can be supported in addressing reducing re-offending. In early 2014/15 the YJB will be publishing a revised re-offending tool kit to assist local areas in analysing their re-offending cohorts. Locally the West Mercia YOS will be utilising the tool kit to investigate the characteristics of cohort members and inform where resources are best targeted in order to reduce the current levels of re-offending.

### 3. RESOURCES

The Youth Offending Service has a complex budget structure comprising of partner agency cash, seconded staff and in kind contributions and the Youth Justice Good Practice Grant from the Youth Justice Board for England and Wales. The table below outlines the agreed contributions for 2014/15.

Agency	Staffing costs Secondees (£)	Payments in kind – revenue (£)	Other delegated funds (£)	Total (£)
Local Authorities <sup>1</sup>	0	68,000	1,426,470	1,494,470
Police Service	237,892	0	63,683	301,575
National Probation Service	168,088 <sup>2</sup>	0	62,043	230,131
Health Service	139,705	0	39,006	178,711
Police and Crime Commissioner	0	0	173,200	173,200
YJB Good Practice Grant	0	0	1,526,822	1,526,822
<b>Total</b>	<b>545,685</b>	<b>68,000</b>	<b>3,291,224</b>	<b>3,904,909</b>

In previous years there was an in kind contribution from the Probation Service for the provision of unpaid work for 16 and 17 year olds. From 2014/15 the responsibility for the provision of unpaid work for youth offenders transfers to YOTs, and the activity funded via a ring fenced grant from the YJB. At the time of writing the plan the amount of grant had not been announced. In 14/15 West Mercia YOS will receive a grant from the YJB in addition to the Good Practice Grant of £32,608 for the continued development of restorative justice.

The YJB Good Practice Grant is to fund developing good practice and will be used to deliver the priorities outlined in section 5 and the action plan outlined in section 6 of this plan. The allocation of funding to each priority and to activities will be outlined in a costed plan which will be submitted to YJB along with this plan in September 2014.

As part of the YOS review and establishment of the West Mercia service a target was set of achieving an overall saving of 20%, from a 2011/12 baseline, by 2015. The draft budget for 14/15 of £3,904,909 represents a 27% saving from the 11/12 baseline. This figure includes the Youth Justice Board Grant.

<sup>1</sup> Where YOTs cover more than one local authority area YJB Youth Justice Plan guidance requires the totality of local authority contributions to be described as a single figure.

<sup>2</sup> Note: This represents four Probation Officers, however there are currently only two Probation Officers deployed in the YOS and cash difference has been made available to the YOS as part of the delegated funds and used to directly employ two Case Managers. Previous practice has been for the whole Probation contribution to be transferred to the YOS and then the YOS re-charged for the salary, on costs and expenses for the Probation Officers.

#### 4. STRUCTURE, GOVERNANCE AND PARTNERSHIPS

The West Mercia Youth Offending Service comprises five multi-agency service delivery teams, aligned to the Local Authority areas (two teams in Worcestershire) to deliver the majority of services. These services are court facing services including the preparation of pre-sentence reports and remand management, and case management which includes assessment, planning interventions, the management of risk, monitoring and review of intervention plans and where necessary the enforcement of court orders. A central services team supports the area teams providing some services co-ordinated across the whole service including reparation and unpaid work, mentoring, and the co-ordination of Referral Order work, including the recruitment, training and management of Community Panel Members. A support team provides quality assurance, commissioning, data and finance support functions.

There are 85 full time equivalent posts in the service including support and administrative posts. The area based teams include Case Managers, Assistant Case Managers, Probation Officers, Health Workers, Police Officers, ISS Workers, Victim Liaison Officers, Substance Misuse Workers, ETE Workers and Administrators.

The YOS is managed on behalf of the Local Authorities and the YOS partnership by Worcestershire County Council. Day to day management of the Head of Service is provided by the DCS of Worcestershire County Council. The Youth Offending Service is accountable to the YOS Management Board. The Management Board comprises representatives of the right strategic level.

The Board is currently chaired by the Director of Children Services for Worcestershire County Council.

The Membership of the Board at 1<sup>st</sup> April 2014 is outlined in the table below:

Agency	Representative	Role
Worcestershire County Council	Gail Quinton	Director of Children Services
Shropshire Council	Karen Bradshaw	Director of Children Services
Telford and Wrekin Council	Laura Johnston	Director of Children and Family Services
Herefordshire Council	Jo Davidson	Director of Childrens Wellbeing
West Mercia Probation Trust	David Chantler	Chief Executive
West Mercia Police	Gareth Morgan	Assistant Chief Constable
Local Area Team – NHS England	Becki Hipkins	Project Manager
Office for the West Mercia Police and Crime Commissioner	Andy Champness	Chief Executive

In addition to the members a Youth Justice Board regional representative attends meetings in an advisory capacity



The Board has adopted the following purpose and underlying principles:

### **Purpose**

- To focus collaborative multi-agency effort on work to improve outcomes for Young Offenders by offering an exemplary service, with timely interventions and strong links and partnership across all local services including Children's Services, criminal justice and community safety sectors.
- To set strategic direction for the Youth Offending Service across West Mercia and agree and review local youth justice planning
- To provide support and challenge to the West Mercia YOS on operational performance.

### **Underpinning Principles**

- To demonstrate effective leadership, support and challenge to the West Mercia YOS.
- To ensure that the YOS is compliant with relevant national standards, including Youth Justice Board and local arrangements, and deals with exceptions/risks appropriately
- To ensure available resources are used efficiently to run an effective YOS.
- To ensure that Local Authorities jointly and singly manage the agreement with the host agency (WMPT).
- To provide the necessary governance to effectively steer the delivery of the service

In 2013/14 the Board has established a reference group to analyse issues relating to Looked After Children and Care Leavers who are in the Youth Justice System, the work of this group will continue throughout 14/15

The Management Board will ensure that, where relevant, commissioning across partner agencies take account of the needs of young people in or at risk of entering the youth justice system, and where appropriate explore joint commissioning arrangements.

## Priorities for 2014/15

The Management Board have agreed five main service priorities with a number of key areas of focus for each of the priorities for 2014/15.

The priorities and key areas of focus are outlined in the table below and outlined in more detail in section 5 of this plan.

Service Priority	Key Areas of Focus for 2014/15		
<b>1. Reduce Offending and Protect Communities from Harm</b>	<b>1a.</b> Reducing re-offending	<b>1a(i)</b> APIS	
		<b>1a(ii)</b> Management of Risk	
		<b>1a(iii)</b> Sexually Harmful Behaviour	
	<b>1b.</b> LAC and Care Leavers		
	<b>1c.</b> Diversion	<b>1c(i)</b> Out of Court Disposals	
		<b>1c(ii)</b> First Time Entrants	
		<b>1c(iii)</b> Custody and ISS	
<b>1d.</b> Restorative Process	<b>1d (i)</b> Reparation		
<b>1d(ii)</b> Embedding RJ			
<b>1e.</b> Safeguarding			
<b>2. Enabling Staff to Deliver Now and into the future</b>	<b>2a.</b> Training and Development		
	<b>2b.</b> Communication and Engagement		
	<b>2c.</b> Management Oversight		
<b>3. Finish the Job</b>	<b>3a.</b> Fit for the future	<b>3a(i)</b> Development of Unpaid Work	
		<b>3a(ii)</b> Transition to Adulthood	
		<b>3a(iii)</b> Consistency in Practice	
		<b>3a(iv)</b> Arrangements for 2015	
	<b>3b.</b> ICT	<b>3b(i)</b> Implement single ICT system	
	<b>3b(ii)</b> Upgrade Case Management System		
<b>3c.</b> Accommodation			
<b>4. Get Connected, Stay Connected</b>	<b>4a.</b> Pathways and Protocols	<b>4a(i)</b> Access to Services	
		<b>4a(ii)</b> SM, ETE and Parenting	
	<b>4b.</b> How we become more integrated		
<b>5. Know the Right Thing</b>	<b>5a.</b> QA and Performance	<b>5a(i)</b> Outcomes	
		<b>5a(ii)</b> Re-offending Analysis	
	<b>5b.</b> Voice of the Child		
	<b>5c.</b> Policies and Procedures		

## Partnerships

The Youth Offending Service only has one outsourced service, the provision of Appropriate Adults for young people in Police custody. The service is provided by a local voluntary sector organisation YSS. Due to previous contracting arrangements with YSS, the organisation currently seconds 5 staff into West Mercia YOS who are deployed in the delivery of ISS, reparation and assistant case manager roles.

The YOS is a member of the four Safeguarding Children Boards and the Children's Trusts or equivalent partnerships. The YOS is represented on the Crime and Disorder reduction partnerships at the unitary or top tier authority level. The YOS is an active member of the West Mercia Criminal Justice Board.

The YOS is contributing to the Troubled Families programmes across the 4 areas and is represented at two of the strategic planning groups.

In setting the priorities for 14/15 the Management Board has ensured that these support three of the four strategic aims of the West Mercia Police and Crime Plan. The YOS will directly contribute to objective 5 of the Police and Crime Plan, to reduce re-offending and bring offenders to account, under which two of the success measures are the YOS First Time Entrant and Re-offending Indicators.

## 5. PRIORITIES FOR 2014/15

### 1 Reduce Youth Offending and Protecting Communities from Harm

The YOS is committed to ensuring that the risks posed by and to young people in the youth justice system are minimised through robust assessment and risk management. Key areas of focus under this priority for 2014/15 are reducing re-offending, looked after children and care leavers, diversion and restorative approaches and safeguarding

#### 1a Reducing Re-offending

The re-offending performance is worsening, however the numbers in the cohort have been falling so there are significantly less re-offences. In 14/14 the YOS will concentrate on three areas, those of;

- 1a(i) Assessment and Planning – improving the quality of assessment and intervention planning and planning for the implementation of AssetPlus, the new national assessment tool for youth offending services.
- 1a(ii) Management of Risk – Reviewing and revising the risk management and DYO processes across the area.
- 1a(iii) Sexually Harmful Behaviour – Further implement and embed the AIM2 assessment and intervention work for young people demonstrating sexually harmful behaviour

#### 1b Looked after Children and Care Leavers

Looked after children (LAC) and care leavers who are in the youth justice system have been identified as a particularly vulnerable subset of both the LAC population and the youth offending population. LAC form a significant proportion of young people on YOS case loads across the West Mercia area teams. There is also a significant proportion of LAC from other Local Authorities who are temporarily placed in Shropshire and in Herefordshire and managed by the YOS. An operational reference group, as a sub-group of the Management Board, was established in 13/14, comprising of representatives of the social care services and the YOS to analyse the joint issues and develop joint working in relation to LAC and care leavers. The group will refresh their work plan, which will include putting in place joint protocols between YOS and Social Care and establishing an area wide protocol to reduce the need to criminalise young people in the looked after system.

### 1c Diversion

- 1c(i) The new out of court disposal framework has been in operation for a year. A priority will be reviewing the current arrangements for joint decision making and further developing the intervention programmes for young people subject to cautions.
- 1c(ii) Diversion from the youth justice system through targeted interventions contributes to reducing the number of first time entrants to the youth justice system. With targeted prevention work moved from the YOS and included in early help services, the YOS will convene a group to ensure that those young people on the edge of the youth justice system and are effectively targeted for help.
- 1c(iii) Reducing custody is another area of focus and in 2014/15 the YOS will concentrate on developing robust alternatives to secure remands, establishing a consistent ISS offer across the area and developing resettlement support.

### 1d Restorative Approaches

The YOS has good reparation services and victim liaison arrangements. Despite this the proportion of victims participating in direct restorative processes remains low. In 14/15 the YOS will complete the RJ training programme that commenced in 13/14 and ensure that restorative practices become embedded in the work of the YOS

### 1e Safeguarding

In 14/15 the YOS will implement a comprehensive safeguarding action plan to ensure that the YOS is fully compliant with responsibilities under section 11 of the Children Act.

## 2. Enabling staff to deliver now and into the future

This priority is concerned with ensuring that staff have the right training, knowledge and support to deliver quality services for children and young people. Key areas for focus for 14/15 are training, communication and engagement and management oversight.

### 2a Training Strategy and Plan

In 13/14 two surveys were undertaken in the YOS, one on general training needs and the second on safeguarding training needs. These surveys are informing the training plan for 14/15.

## 2b Communication and Engagement

Staff have identified that communication within the YOS could be improved. In 14/15 it is intended to establish a staff communications group to develop and oversee a YOS communication strategy and plan.

## 2c Management Oversight

In the latter part of 13/14 it has been identified that management oversight is inconsistent across the service. In 14/15 the service will further define those activities where management oversight is required, and how that management oversight is achieved, ensuring this is consistent across the service. This includes ensuring that the new service supervision is implemented.

## 3 Finishing the Job

Although West Mercia YOS was established on 1<sup>st</sup> October 2012, at 1<sup>st</sup> April 2014 the YOS is implementing the second phase of the restructuring of youth justice services across West Mercia

### 3a Fit for Purpose

The YOS four main priorities under this key area of focus are;

- 3a(i) Unpaid Work - The development of an unpaid work scheme for when the responsibility for the delivery of unpaid work for 16 and 17 year olds transfers from provider of probation services to YOTs in June 2014.
- 3a(ii) Transition to adulthood - The YOS will seek to continue the previously planned work with the Probation Trust, with the new providers of probation services.
- 3a(iii) Ensuring consistency across the service - There are currently performance and quality differences between the area teams, and YOS intends to ensure that all teams are operating to the same high standard.
- 3a(iv) Service review - Reviewing the longer term service management and delivery arrangements for 1<sup>st</sup> April 2015 onwards



### 3b ICT

There are two main outstanding areas of implementation under this area of focus to be progressed in 14/15;

- 3b(i) Single ICT system – Implementation of a single ICT system for West Mercia YOS.
- 3b(ii) Implementing ChildView - Merging the two case management system data sets and upgrading the case management system.

### 3c Accommodation

In 2013/14 the new accommodation arrangements were established for the Telford and Wrekin and Shropshire Teams. In 14/15 it is the intention to relocate the Herefordshire Team and co-locate the two Worcestershire Teams.

## 4. Get Connected, Stay Connected

One of the service priorities is to promote better integrated working between the YOS and other children and family services with the shared aim of improving outcomes for young people in the youth justice system. Key areas of focus for this priority in 14/15 are pathways and protocols and how the YOS becomes more included.

### 4a Pathways and Protocols

- 4a(i) Protocols - In 14/15 the YOS will continue the work to define pathways for young offenders into targeted services so they to obtain timely and appropriate services with key agencies. These pathways will be underpinned by joint protocols.
- 4a(ii) Commissioning - The commissioning process will be completed for ETE, Parenting and Substance Misuse work

### 4b How we become more included

Promoting greater integrated and joint working between the YOS and other services is a key area of focus. Initially in 14/15 this will be focused, in particular, on the work to be undertaken on joint issues with LAC and care leavers, in ensuring linkages with the Troubled Families and Early Help developments and information exchange with the social care services.

## 5. Know the Right Thing

Knowing the right thing is about ensuring that the YOS, the Management Board and other agencies have the information required to develop services and improve the outcomes for children and young people in the youth justice system and those at risk of entering the youth justice system.

### 5a Performance and Quality Assurance

The service developed and agreed a performance and QA framework in 13/14, but has work to complete in terms of implementing and embedding the frameworks, developing some of the quality assurance tools and developing the quality assurance role of newly recruited Advance Case Manager team. Two particular areas of focus for 14/15 are;

- 5a(i) Outcomes – Informing a service improvement plan through undertaking a mock inspection, a National Standards audit and self assessment of key areas of work.
- 5a(ii) Re-Offending – Continuation of the analysis of the re-offending cohort in order to understand where and how resources are best targeted.

### 5b Voice of the Child

A key area of focus will be the voice of child, ensuring that service users are involved in their assessment and planning processes, in evaluation and in helping to inform service development. Implementation of the Viewpoint feedback process for the Inspectorate will form part of work under this key area of focus.

### 5c Putting the right policies, procedures and guidance in place

In 13/14 comprehensive case management guidance including a management of risk policy was put in place as well as a safeguarding policy, allegations against staff policy, out of court disposal guidance and supervision policy. In 14/15 further guidance will be developed, in particular comprehensive guidance on recording has been identified as a priority.

## 6. RISKS TO FUTURE DELIVERY – THE ACTION PLAN

Risk to Future Delivery	Action	Key Priority and Area of Focus	Owner	Timescale (by end of quarter)
Intervention plans not sufficiently addressing assessed risks leading to increased risk of re-offending	Review current use of intervention and risk plans, evaluate change to a single plan	1a(i)	TMT	Q2
	Develop and implement QA tool and process for intervention planning	1a(i)	CPM	Q2
	Implementation of Asset Plus – Prepare service for Asset Plus Implementation	1a(i)	TMT	Q2 –Q4
	Review and revise guidance regarding intervention and risk planning	1a(i)	TMT	Q3
Gap in knowledge in what promotes engagement and compliance leading to increased levels of breach	Recording of outcomes to be included in recording guidance	1a(i)	CPM	Q2
	Use analysis of breach statistics to inform whether to establish a compliance panel	1a(i)	CPM/ TMT	Q3
Inconsistent risk planning processes across the service	Review and revise key risk management processes to ensure consistency – Case Planning Forums and DYO processes and paperwork	1a(ii)	TMT/ TMH	Q2
	Review the role of YOS within IOM	1a(ii)	CPM	Q2
The training in assessment and intervention for young people engaged in sexual harmful behaviour (SHB) not embedded in practice	Development of learning circles and buddy arrangements for staff engaged in SHB work	1a(iii)	TMH	Q1
	Launch SHB processes via workshop	1a(iii)	TMH/ TMWN	Q2
Disproportionate criminalisation of LAC affecting FTE and re-offending rates	Agreement of multi-agency protocol to reduce criminalisation of LAC	1b	TMS	Q3
Lack of coherent remand strategy risks increasing the number of remands to custody	Development of a remand management strategy	1b	CPM	Q2
Inconsistent decision making across West Mercia in respect to out of court disposals	Establish joint YOS/Police out of court disposal protocol	1c(i)	TMWS	Q3
	Review out of court joint decision making framework	1c(i)	TMWS	Q3
Young people at risk of entering the YJS not effectively targeted for intervention	Establish the OPCC Task and Finish group to monitor prevention work	1c(ii)	HOS	Q1

Risk to Future Delivery	Action	Key Priority and Area of Focus	Owner	Timescale (by end of quarter)
Insufficient understanding of reasons for differential FTE rates and new Police CR policy leading to increased FTEs	Analysis of differential rates of FTE performance across West Mercia	1c(ii)	CPM	Q2
	Monitor proportionate use informal disposals and out of court sanctions	1c(ii)	CPM	Q1 – Q4
Inconsistent practice across West Mercia leading to increased use of custodial sentences and remands	Implementation of a centralised custody review process	1c(iii)	TMH	Q2
	Implementation of a West Mercia wide single ISS scheme	1c(iii)	TMH	Q2
	Development of a consistent bail support offer across West Mercia	1c(iii)	CPM	Q3
Inconsistent reparation practice across West Mercia	Implementation of a West Mercia wide reparation scheme	1d(i)	TMCS	Q1
Restorative processes not embedded in practice	Complete service wide RJ training for identified staff	1d(ii)	TMH	Q1
	Revise and agree the YOS RJ Strategy	1d(ii)	TMH	Q1
	Establish a service wide RJ service development group	1d(ii)	TMH	Q1
Insufficient risk management and planning with respect to vulnerability and safeguarding	Roll out safeguarding peer review across the service	1e	THWS	Q1
	Implement S11 action plans	1e	HOS	Q1 – Q4
No defined workforce development plan	Develop and implement service training plan for 14/15	2a	CPM	Q2
Inconsistent communication across the service	Establish YOS Communications Group	2b	HOS	Q1
	Develop YOS communication strategy and plan for 14/15	2b	HOS	Q1
Inconsistent supervision practices across the service	Ensure new supervision policy embedded by monitoring audits at 2 and 5 months	2c	CPM	Q3
Risk management guidance does not reflect revised processes for CPF and DYO	Review and revise risk management and case management guidance	2c	TMT	Q2
No provision for unpaid work requirements	Development of Unpaid Work scheme for 16 and 17 year olds	3a(i)	TMCS	Q2
Unplanned arrangements for young people moving between youth and adult systems	Ensure case transfer arrangements/protocols in place with new providers of Probation	3a(ii)	CPM	Q2

Risk to Future Delivery	Action	Key Priority and Area of Focus	Owner	Timescale (by end of quarter)
Risks associated with NPS having statutory responsibility for YOTs but the majority of transferred work being to CRC	Establish a YOS reference group to include representatives of NPS and CRC	3a(ii)	HOS	Q2
Inconsistent recording practices	Put in place revised recording guidance for case management system	3a(iii)	CPM	Q1
Inconsistent quality assurance practices between service teams	Implementation of cross service QA processes	3a(iii)	CPM	Q1
Insufficient range of programmes to address assessed risk factors	Development of Activity and Programme work across the service	3a(iii)	CPMWN	Q3
Uncertain delivery arrangements from 1 <sup>st</sup> April 2015	Scope and decide on management and delivery arrangements for 2015 onwards	3a(iv)	CMB	Q3
Two ICT systems create barriers to performance monitoring and management oversight	Implement YOS/WMP project plan for rolling out WMP hosted ICT across the service	3b(i)	PRMB	Q2
YOIS does not support the new assessment framework	Upgrade Client/Management Information system to ChildView	3b(ii)	CPM	Q4
Leases coming to end on some buildings	Relocation of Worcestershire and Herefordshire Teams	3c	CPM	Q4
Inconsistent and ad hoc arrangements with key partners	Development of agreed pathways/protocols into services where these do not currently exist, in particular; Sign off of the remand protocols with L.A.s, Protocols with Children's Social Care and joint protocol regarding YP in Police Custody	4a(i)	CPM	Q2
Robust arrangements not in place for some key areas of discretionary practice	Complete commissioning work and agree delivery arrangements for ETE liaison, Substance Misuse and Parenting	4a(ii)	CPM	Q3
Assessments not taking account of full range of information sources	Explore the possibility of access to Children Social Care information systems in areas where this does not exist	4b	CPM	Q3

Risk to Future Delivery	Action	Key Priority and Area of Focus	Owner	Timescale (by end of quarter)
YOS does not have compliant structure if commissioned out	Investigate with DCSs secondment of social workers	4b	HOS	Q3
YOS not inspection ready	Commissioning independent mock inspection to inform improvement plan	5a(i)	CPM	Q1
YOS not NS compliant	Undertake National Standard audit	5a(i)	CPM	Q2
Future plans not evidence based	Undertake self audit on key areas of work to inform future planning	5a(i)	HOS	Q4
Merger of Youth Panels, and trials being held across Court centres leading to inconsistent sentencing	Monitor sentencing outcomes of trials held across different Worcestershire court centres	5a(i)	CPM	Q4
Not understanding matters affecting re-offending performance	Undertake further re-offending analysis	5a(i)	TMT	Q2
Service development not informed by user feedback	Implement Viewpoint feedback process for HMIP	5b	TMT	Q1
	Review and revise service user feedback process across the service	5b	CPM	Q2
Inconsistent practice	Identify key areas where policy development is required and put policies in place	5c	HOS	Q3

**Key to Action Owners:**

HOS Head of Service

TMS Team Manager – Shropshire

TMWS Team Manager – South Worcs

PRMB Management Board Police Representative

CPM CP and QA Manager

TMT Team Manager – Telford

TMCS Team Manager – Central Services

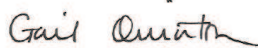
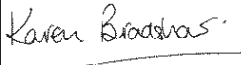


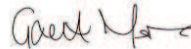

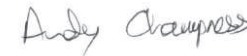
TMH Team Manager – Herefordshire

TMWN Team Manager – North Worcs

CMB Chair of the Management Board



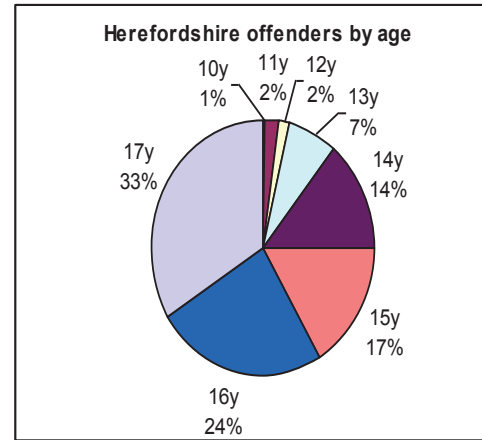
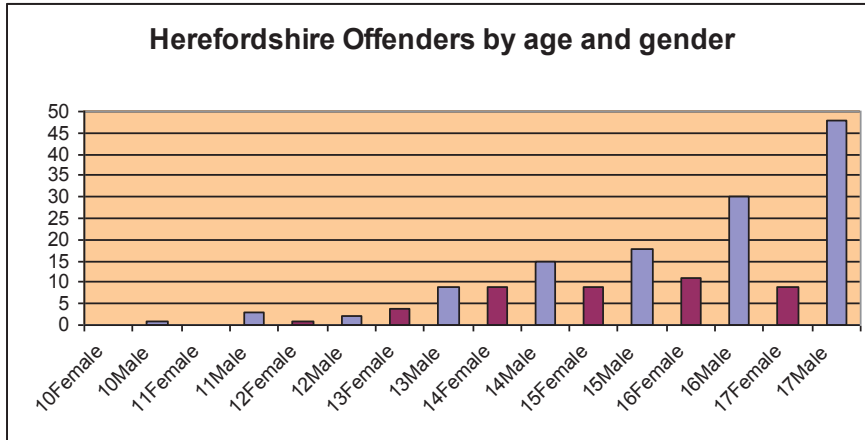
## 7 MANAGEMENT BOARD APPROVAL

Agency	Agency	Signature	Date
Gail Quinton	Worcestershire County Council		23.05.14
Karen Bradshaw	Shropshire Council		23.05.14
Laura Johnston	Telford and Wrekin Council		24.05.14
Jo Davidson	Herefordshire Council		23.05.14
David Chantler	West Mercia Probation Trust		23.05.14
Gareth Morgan	West Mercia Police		23.05.14
Becki Hipkins	NHS England		23.05.14
Andy Champness	Office of the West Mercia Police and Crime Commissioner		23.05.14

## APPENDIX 1 - AREA PROFILE – HEREFORDSHIRE

### Youth Offending Population – all Young People

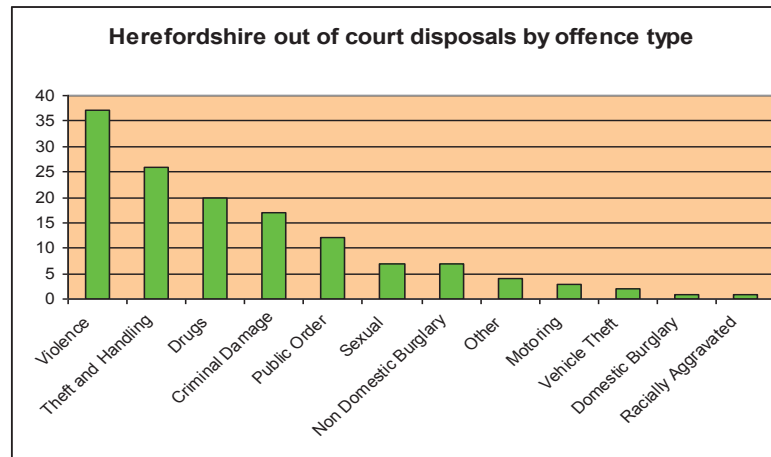
There are 16,810 young people aged 10 to 17 in Herefordshire. In 2013 there were 244 youth justice sanctions (youth cautions, youth conditional cautions or convictions) made on Herefordshire young people. A total of 169 individual young people accounted for these 244 outcomes, 1% of the youth population.



Of the 169 young people entering or in the youth justice system in 2013, 75% were male. The majority, 74%, were aged 15 to 17 years. The peak age of offending for young males was 17 years and for young females 16 years.

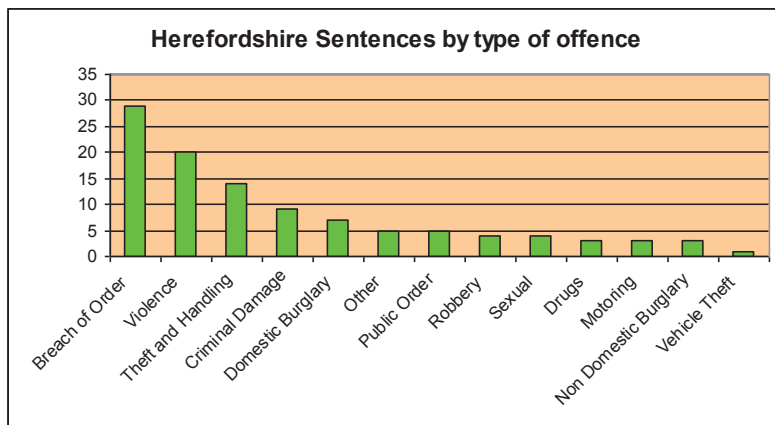
### Youth Offending Population – Young People Subject to Out of Court Disposals

During 2013 there were a total of 137 pre-court disposals made on Herefordshire young people, 30 of these were Reprimands, 14 Final Warnings, 86 Youth Cautions and 7 Youth Conditional Cautions. The YOS is required to assess all young people made subject to Final Warnings, second and subsequent Youth Cautions and Youth Conditional Cautions and if assessed appropriate provide a programme of intervention, in 2013 intervention programmes were provided for 25 pre-court disposals.



The most frequently occurring primary offence for out of court disposals was violence against the person, 27%, followed by theft and handling, 19%, drug offences, 15%, criminal damage 12% and public order 9%.

### Youth Offending Population – Young People Subject to Court Outcomes



In 2013 a total of 57 Herefordshire young people accounted for 107 court outcomes. Orders requiring YOS interventions (Referral Orders, YROs and Custodial sentences) accounted for 51 of the 107 court outcomes.

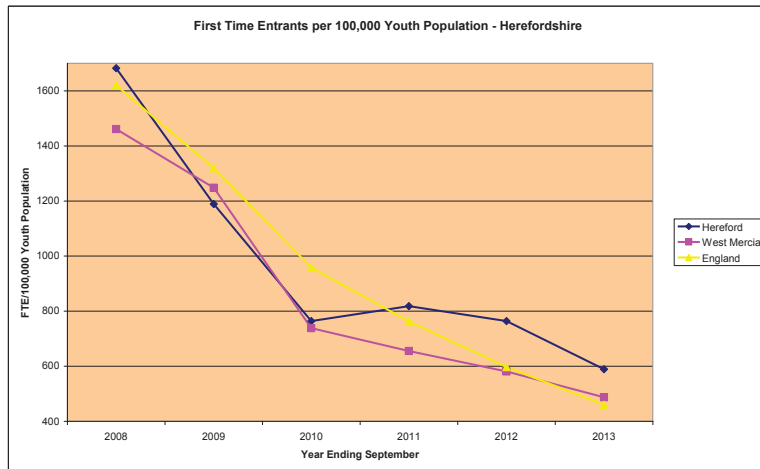
The majority, 88% of young people receiving court sentences were aged 15 to 17, with 17 year olds accounting for just under half (49%) of young people receiving a court sentence.

The most frequently occurring primary offence for court sentences was breach of an order, accounting for 27% of all outcomes. Violence against the person was the next frequently occurring offence, 19%, followed by theft and handling, 13% and criminal damage 8%. These four categories of offences accounted for 67% of all sentencing outcomes.

## Performance Against National Indicators

### (i) First Time Entrants

The first time entrant measure is expressed as the number of first time entrants per 100,000 of 10 to 17 year old population. First time entrants are those young people receiving a first formal youth justice sanction (prior to 01.04.13 these were a Reprimand, Final Warning or Conviction, currently a Youth Caution, Conditional Caution or Conviction). Good performance is indicated by a lower rate.



In the year ending September 2013 there were 589 first time entrants per 100,000 youth population in Herefordshire, representing a reduction of -65% since the year ending September 2008. This compares with a reduction for England of -71.6% and for West Mercia of -66.7% over the same period. The actual number of first time entrants in the year ending September 2013 is 99, compared to 309 in 2008.

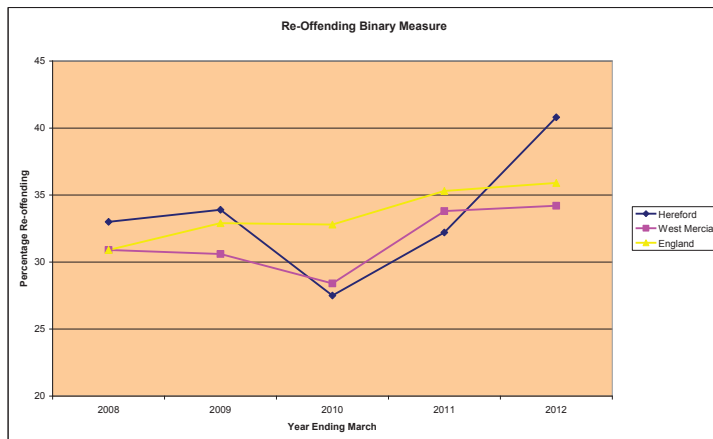
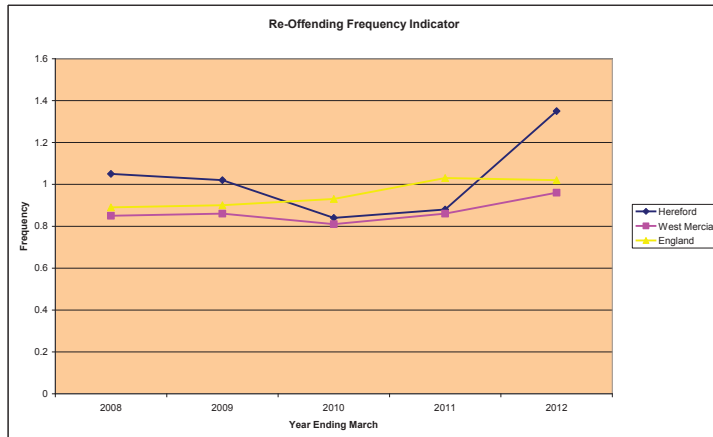
At 589 Herefordshire has the highest rate of FTEs across West Mercia, the next highest rate being 535. Some analysis into reasons for the higher has been undertaken during 13/14, and it has been found that in part it is due to a higher detection rate and a lower proportional use of informal disposals. Further analysis is planned for 14/15.

### (ii) Use of Custody

The use of custody measure is expressed as the number of custodial sentences per 1,000 of 10 to 17 year population, a lower rate indicates better performance. Herefordshire has, historically, had a low rate of custodial sentences.

There were 5 custodial sentences during 2013, equating to a rate of 0.3 custodial sentences per 1000 youth population this represents a reduction in custodial sentences from 2012 where there were 6 custodial sentences equating to a rate of 0.36. The 2013 rate of 0.3% compares to a West Mercia rate of 0.27 and a national rate of 0.67. Custodial sentences accounted for 4.2% of all court outcomes in Herefordshire, compared to 6.5% of all court outcomes across West Mercia.

## (iii) Re-Offending



There are two re-offending measures, both measuring re-offending in the same cohort of offenders over a 12 month period following the youth justice sanction that placed the young person in the cohort. The first, the frequency measure, is the average number of re-offences per offender in the cohort. The second measure, the binary measure, is the percentage of the offenders in the cohort re-offending. In both cases a lower rate denotes better performance. The most recent data for the re-offending measure is for the year ending March 2012.

The frequency measure performance for Herefordshire for the year ending March 2012 is 1.35, compared to the West Mercia performance of 0.96 and national performance of 1.02. Herefordshire is, therefore, performing less well than for West Mercia and England, which is a changed picture from the year ending March 2011 when the frequency rate was 0.88 which was slightly better than for West Mercia (0.89) and significantly better than for England (1.03). The frequency rate nationally has been increasing since 2008.

For the year ending March 2012 the binary measure for Herefordshire is 40.8% compared with a West Mercia performance of 34.2% and a national performance of 35.4%. It should be noted, however, that although the frequency and binary rates have increased, the overall cohort sizes are decreasing year on year. In the year ending March 2008 there were 617 offenders in the cohort and 575 re-offences compared to a cohort size of 347 with 344 re-offences in 2012. The number of actual re-offences has therefore decreased by -40.2% between 2008 and 2012.

Increasing rates are national picture and the YJB has noted that there is currently little evidence as to why this is happening. It is thought that in part it is due to decreasing numbers in cohorts due to the diversion of first time offenders from the formal justice system, leaving a cohort of more serious and complex offenders who are more likely to re-offend. The YJB is continuing to work

with YOTs during 2014/15 in order to understand more what is driving the trend in performance and is launching a revised re-offending tool kit in the first quarter of 14/15 to assist YOTs in understanding better the characteristics of their cohorts.

Locally the West Mercia YOS conducted some analysis in 13/14, which showed that the nature of the cohorts had changed over time, with the proportion of offenders in the cohort subject to out of court disposal decreasing between 2008 and 2012 by 10 percentage points, whilst the proportion of those subject to community and custodial sentences increasing by 7 percentage points. Further analysis is planned in 2014/15 in order to inform more targeted work.

### Education, Training and Employment

The YOS has previously measured whether a young person is in full time education, training or employment at the end of their order. The table below outlines the results for 2012/13.

	Herefordshire % in ETE	West Mercia % in ETE
Young People of School Age	79% (37)	73%
Young People above School Age	59%(37)	59%
Overall Performance	67%(74)	64%

The performance for Herefordshire for school age young people is better than for West Mercia, and the same for young people above school age.

It should be noted that those young people of school age not in full time education are not necessarily NEET, but are receiving an education provision which is not 25 hours a week.

### Looked After Children

At the end of December 2013 an analysis of LAC on the YOS case load was undertaken. This showed that of the total case load of the Herefordshire YOS Team, 45% were looked after children. At this point in time 17% of the case load were LAC from other areas temporarily placed in Herefordshire.

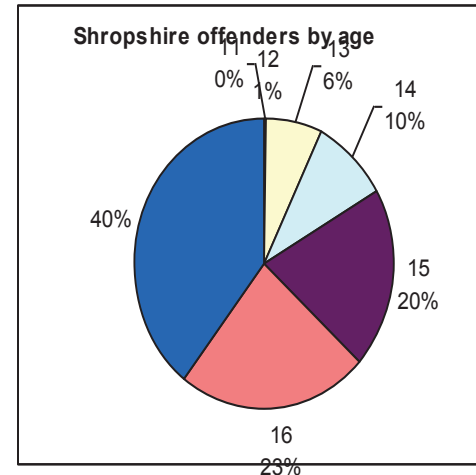
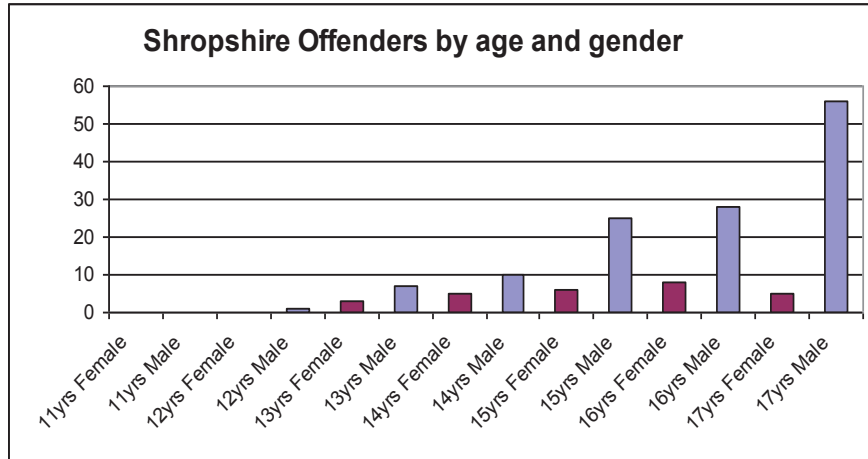
The YOS Management Board established an operational reference group to analyse the issues between the YOS and Social Care in relation to LAC and Care Leavers and make operational recommendations in relation to joint working to improve the outcomes for LAC and Care Leavers who are in the youth justice system.



## APPENDIX 2 - AREA PROFILE – SHROPSHIRE

### Youth Offending Population – all Young People

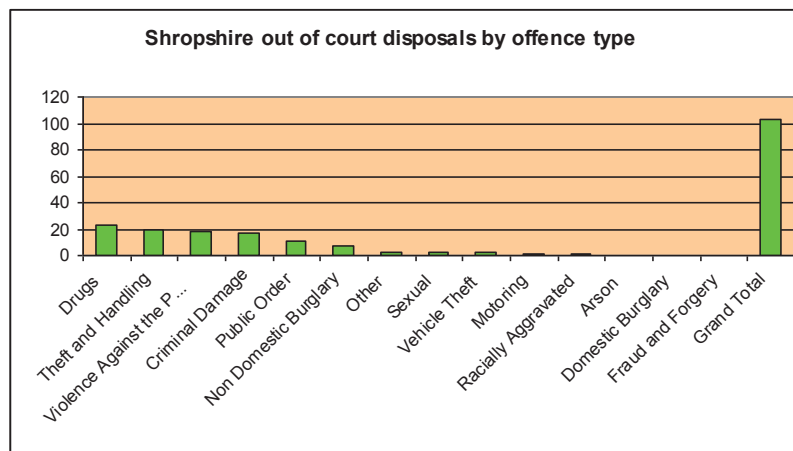
There are 28,909 young people aged 10 to 17 in Shropshire. In 2013 there were 177 youth justice sanctions (youth cautions, youth conditional cautions or convictions) made on Shropshire young people. A total of 154 individual young people accounted for these 177 outcomes, 0.5% of the youth population.



Of the 154 young people entering or in the youth justice system in 2013, 82% were male. The majority, 83%, were aged 15 to 17 years. The peak age of offending for both young males was 17 years and for young females 16 years.

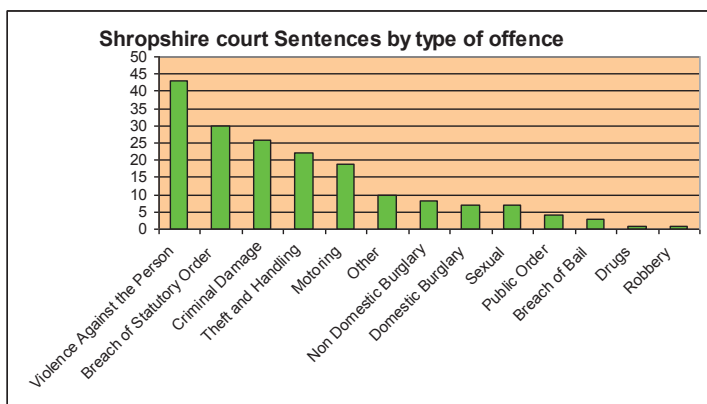
### Youth Offending Population – Young People Subject to Out of Court Disposals

During 2013 there were a total of 103 pre-court disposals made on Shropshire young people, 19 of these were Reprimands, 16 Final Warnings, 61 Youth Cautions and 7 Youth Conditional Cautions. The YOS is required to assess all young people made subject to Final Warnings, second and subsequent Youth Cautions and Youth Conditional Cautions and if assessed appropriate provide a programme of intervention, in 2013 intervention programmes were provided for 19 pre-court disposals.



The most frequently occurring primary offence for out of court disposals were drug offences, 22%, followed by theft and handling, 18%, violence against the person, 17%, criminal damage 17% and public order 11%.

### Youth Offending Population – Young People Subject to Court Outcomes



In 2013 a total of 46 Shropshire young people accounted for 72 court outcomes. Orders requiring YOS interventions (Referral Orders, YROs and Custodial sentences) accounted for 59 of the 72 court outcomes.

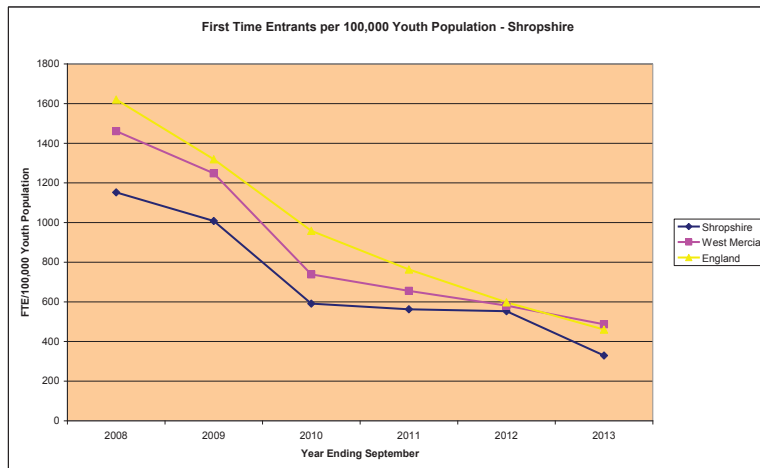
The majority, 94% of young people receiving court sentences were aged 15 to 17, with 17 year olds accounting for just over half (51%) of young people receiving a court sentence.

The most frequently occurring offence for court sentences was violence against the person, accounting for 24% of all outcomes. Breach of a statutory order was the next frequently occurring offence, 17%, followed by criminal damage, 14% and theft and handling 12%. These four categories of offences accounted for 67% of all sentencing outcomes.

## Performance Against National Indicators

### (i) First Time Entrants

The first time entrant measure is expressed as the number of first time entrants per 100,000 of 10 to 17 year old population. First time entrants are those young people receiving a first formal youth justice sanction (prior to 01.04.13 these were a Reprimand, Final Warning or Conviction, currently a Youth Caution, Conditional Caution or Conviction). Good performance is indicated by a lower rate



In the year ending September 2013 there were 329 first time entrants per 100,000 youth population in Shropshire, representing a reduction of -71.4% since the year ending September 2008. This compares with a reduction for England of -71.6% and for West Mercia of -66.7% over the same period. The actual number of first time entrants in the year ending September 2013 is 95, compared to 359 in 2008.

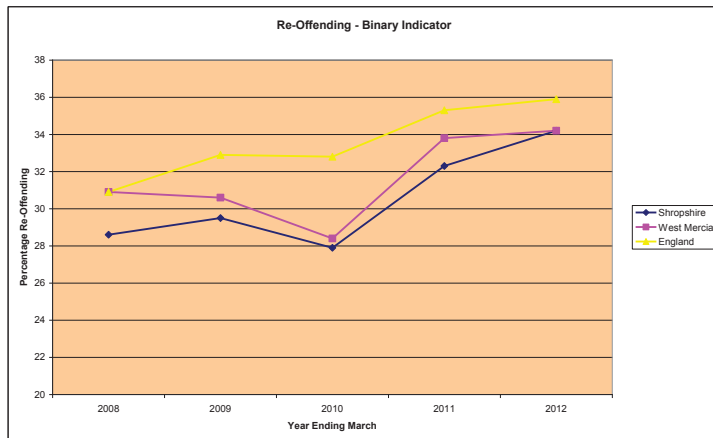
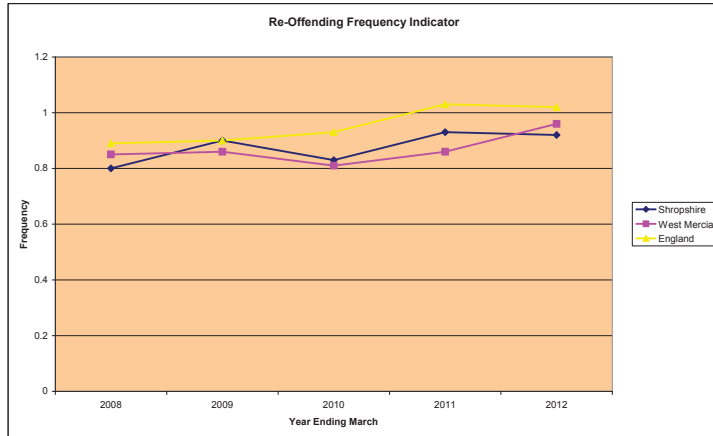
At 329 Shropshire has the lowest rate of FTEs across West Mercia. This rate is significantly lower than the other areas in West Mercia with the next lowest rate being 504, and significantly lower than the previous year when the rate was 553. Analysis is planned for 14/15 in order to understand the factors that have contributed to the significant reduction in FTEs in Shropshire in the year ending September 2013.

### (ii) Use of Custody

The use of custody measure is expressed as the number of custodial sentences per 1,000 of 10 to 17 year population, a lower rate indicates better performance. Shropshire has, historically, had a low rate of custodial sentences.

There were 3 custodial sentences during 2013, equating to a rate of 0.1 custodial sentences per 1000 youth population this represents a reduction in custodial sentences from 2012 where there were 5 custodial sentences equating to a rate of 0.17. The 2013 rate of 0.3% compares to a West Mercia rate of 0.27 and a national rate of 0.67. Custodial sentences accounted for 5.1% of all court outcomes in Shropshire, compared to 6.5% of all court outcomes across West Mercia.

(iii) Re-Offending



There are two re-offending measures, both measuring re-offending in the same cohort of offenders over a 12 month period following the youth justice sanction that placed the young person in the cohort. The first, the frequency measure, is the average number of re-offences per offender in the cohort. The second measure, the binary measure, is the percentage of the offenders in the cohort re-offending. In both cases a lower rate denotes better performance. The most recent data for the re-offending measure is for the year ending March 2012.

The frequency measure performance for Shropshire for the year ending March 2012 is 0.92, compared to the West Mercia performance of 0.96 and national performance of 1.02. Shropshire is, therefore better than for West Mercia and England, which is a changed picture from the year ending March 2011 when the frequency rate was 0.93 which was slightly worse than for West Mercia (0.89) but better than for England (1.03). The frequency rate nationally has been increasing since 2008.

For the year ending March 2012 the binary measure for Shropshire is 34.2% which equals the West Mercia performance of 34.2% and is better than the national performance of 35.4%. It should be noted, however, that although the frequency and binary rates have increased since 2008, the overall cohort sizes are decreasing year on year. In the year ending March 2008 there were 709 offenders in the cohort and 570 re-offences compared to a cohort size of 304 with 279 re-offences in 2012. The number of actual re-offences has therefore decreased by -51% between 2008 and 2012.

Increasing rates are national picture and the YJB has noted that there is currently little evidence as to why this is happening. It is thought that in part it is due to decreasing numbers in cohorts due to the diversion of first time offenders from the formal justice system, leaving a cohort of more serious and complex offenders who are more likely to re-offend. The YJB is continuing to work

with YOTs during 2014/15 in order to understand more what is driving the trend in performance and is launching a revised re-offending tool kit in the first quarter of 14/15 to assist YOTs in understanding better the characteristics of their cohorts.

Locally the West Mercia YOS conducted some analysis in 13/14, which showed that the nature of the cohorts had changed over time, with the proportion of offenders in the cohort subject to out of court disposal decreasing between 2008 and 2012 by 10 percentage points, whilst the proportion of those subject to community and custodial sentences increasing by 7 percentage points. Further analysis is planned in 2014/15 in order to inform more targeted work.

### Education, Training and Employment

The YOS has previously measured whether a young person is in full time education, training or employment at the end of their order. The table below outlines the results for 2012/13.

	Shropshire % in ETE	West Mercia % in ETE
Young People of School Age	67% (16)	73%
Young People above School Age	77% (27)	59%
Overall Performance	73% (43)	64%

The performance for Shropshire for school age young people is slightly lower than for West Mercia, but for young people above school age is significantly better.

It should be noted that those young people of school age not in full time education are not necessarily NEET, but are receiving an education provision which is not 25 hours a week.

### Looked After Children

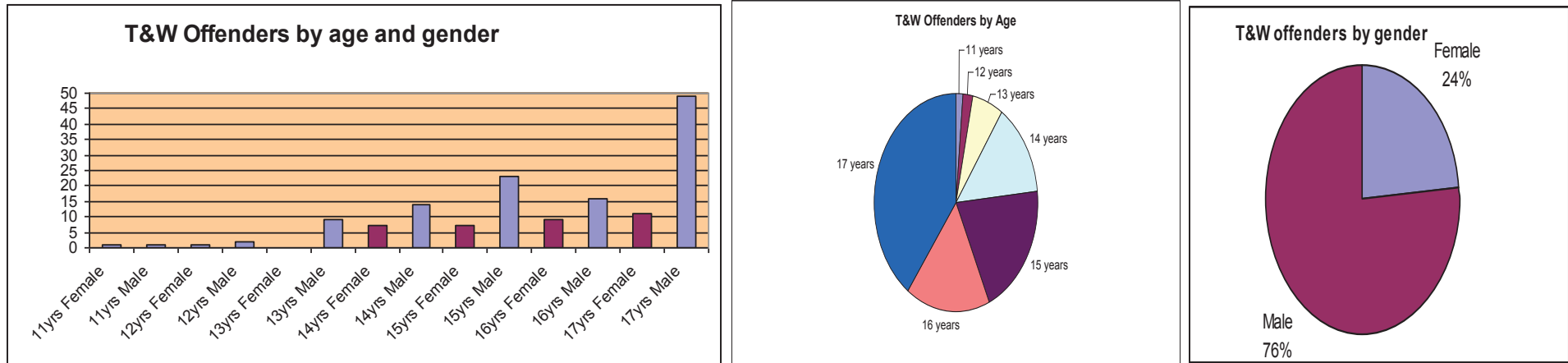
At the end of December 2013 an analysis of LAC on the YOS case load was undertaken. This showed that of the total case load of the Shropshire YOS Team, 50% were looked after children. At this point in time 31% of the case load were LAC from other areas temporarily placed in Shropshire.

The YOS Management Board established an operational reference group to analyse the issues between the YOS and Social Care in relation to LAC and Care Leavers and make operational recommendations in relation to joint working to improve the outcomes for LAC and Care Leavers who are in the youth justice system.

### APPENDIX 3 - AREA PROFILE – TELFORD AND WREKIN

#### Youth Offending Population – all Young People

There are 17,072 young people aged 10 to 17 in Telford and Wrekin. In 2013 there were 160 youth justice sanctions (youth cautions, youth conditional cautions or convictions) made on Telford and Wrekin young people. A total of 150 individual young people accounted for these 160 outcomes, 0.9% of the youth population.

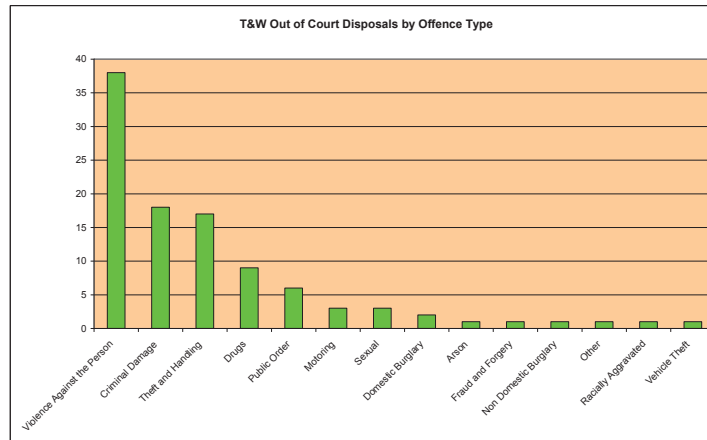


Of the 150 young people entering or in the youth justice system in 2013, 76% were male. The majority, 77%, were aged 15 to 17 years. The peak age of offending for both young males and young females was 17 years.

#### Youth Offending Population – Young People Subject to Out of Court Disposals

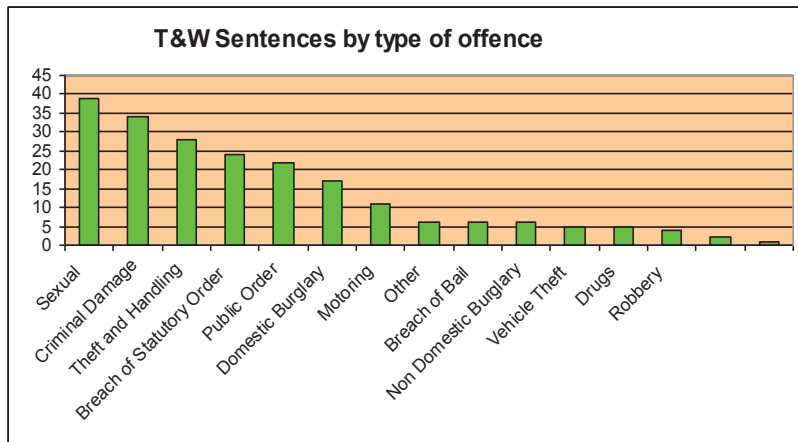
During 2013 there were a total of 102 pre-court disposals made on Telford and Wrekin young people, 9 of these were Reprimands, 13 Final Warnings, 72 Youth Cautions and 8 Youth Conditional Cautions. The YOS is required to assess all young people made subject to Final Warnings, second and subsequent Youth Cautions and Youth Conditional Cautions and if assessed appropriate provide a programme of intervention, in 2013 intervention programmes were provided for 25 pre-court disposals.





The most frequently occurring primary offence for out of court disposals was violence against the person, 37%, followed by criminal damage, 18%, theft and handling, 17%, drug offences 9% and public order 6%.

### Youth Offending Population – Young People Subject to Court Outcomes



In 2013 a total of 43 Telford and Wrekin young people accounted for 55 court outcomes. Orders requiring YOS interventions (Referral Orders, YROs and Custodial sentences) accounted for 45 of the 55 court outcomes.

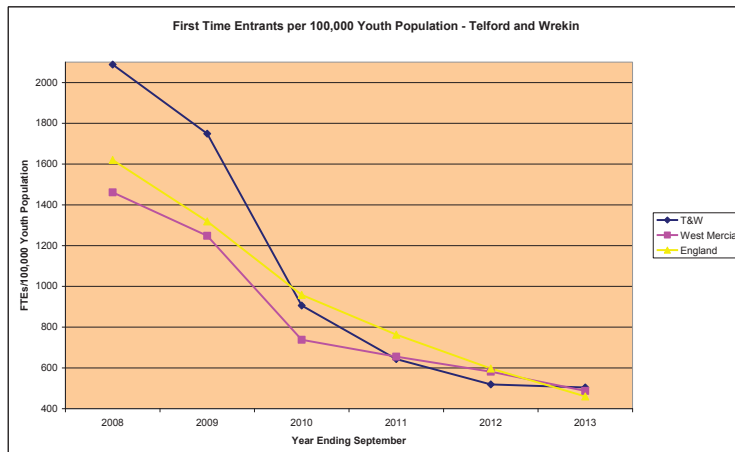
The majority, 85% of young people receiving court sentences were aged 15 to 17, with 17 year olds accounting for half (50%) of young people receiving a court sentence.

The most frequently occurring offence for court sentences was violence against the person, accounting for 19% of all outcomes. Sexual offences were the next most frequently occurring offences, 16%, followed by criminal damage, 13% and theft and handling 11%. These four categories of offences accounted for 59% of all sentencing outcomes.

## Performance Against National Indicators

### (i) First Time Entrants

The first time entrant measure is expressed as the number of first time entrants per 100,000 of 10 to 17 year old population. First time entrants are those young people receiving a first formal youth justice sanction (prior to 01.04.13 these were a Reprimand, Final Warning or Conviction, currently a Youth Caution, Conditional Caution or Conviction). Good performance is indicated by a lower rate.



In the year ending September 2013 there were 504 first time entrants per 100,000 youth population in Telford and Wrekin, representing a reduction of -75.6% since the year ending September 2008. This compares with a reduction for England of -71.6% and for West Mercia of -66.7% over the same period. The actual number of first time entrants in the year ending September 2013 is 86, compared to 381 in 2008.

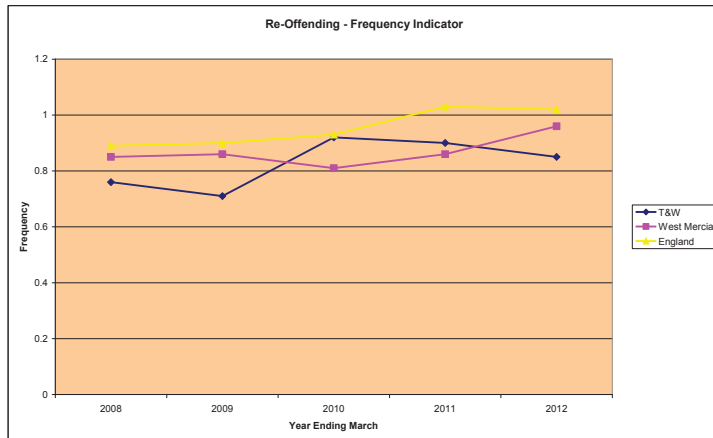
At 504 Telford and Wrekin has second lowest rate of FTEs across West Mercia, the next highest rate being 535 and the highest 589.

### (ii) Use of Custody

The use of custody measure is expressed as the number of custodial sentences per 1,000 of 10 to 17 year population, a lower rate indicates better performance. Telford and Wrekin has, historically, had a low rate of custodial sentences.

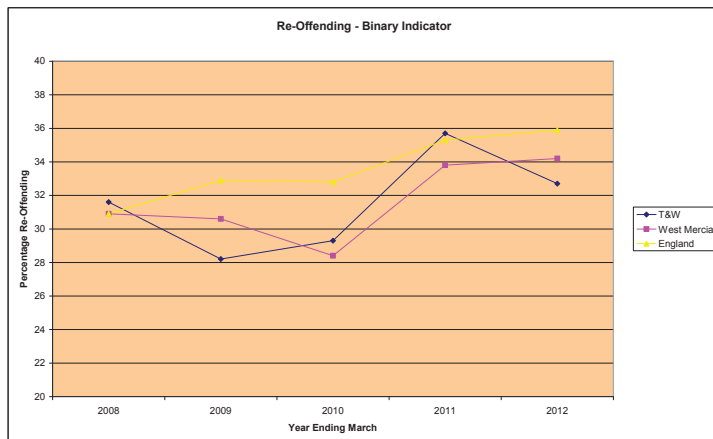
There were 8 custodial sentences during 2013, equating to a rate of 0.48 custodial sentences per 1000 youth population this represents a slight increase in custodial sentences from 2012 where there were 6 custodial sentences equating to a rate of 0.35. The 2013 rate of 0.48% compares to a West Mercia rate of 0.27 and a national rate of 0.67. Custodial sentences accounted for 14% of all court outcomes in Telford and Wrekin, compared to 6.5% of all court outcomes across West Mercia.

## (iii) Re-Offending



There are two re-offending measures, both measuring re-offending in the same cohort of offenders over a 12 month period following the youth justice sanction that placed the young person in the cohort. The first, the frequency measure, is the average number of re-offences per offender in the cohort. The second measure, the binary measure, is the percentage of the offenders in the cohort re-offending. In both cases a lower rate denotes better performance. The most recent data for the re-offending measure is for the year ending March 2012.

The frequency measure performance for Telford and Wrekin for the year ending March 2012 is 0.85, compared to the West Mercia performance of 0.96 and national performance of 1.02. Telford and Wrekin is, therefore, performing better than for West Mercia and England. The performance is an improvement compared to the year ending March 2011 when the frequency rate was 0.90 which was in line with West Mercia performance (0.89) and significantly better than for England (1.03).



For the year ending March 2012 the binary measure for Telford and Wrekin is 32.7% compared with a West Mercia performance of 34.2% and a national performance of 35.4%. It should be noted the overall cohort sizes are decreasing year on year. In the year ending March 2008 there were 709 offenders in the cohort and 570 re-offences compared to a cohort size of 304 with 279 re-offences in 2012. The number of actual re-offences have therefore decreased by -51% between 2008 and 2012.

Increasing rates are national picture and the YJB has noted that there is currently little evidence as to why this is happening. It is thought that in part it is due to decreasing numbers in cohorts due to the diversion of first time offenders from the formal justice system, leaving a cohort of more serious and complex offenders who are more likely to re-offend. The YJB is continuing to work with YOTs during 2014/15 in order to understand more what is driving the trend in performance and is launching a revised re-offending tool kit in the first quarter of 14/15 to assist YOTs in understanding better the characteristics of their cohorts.

Locally the West Mercia YOS conducted some analysis in 13/14, which showed that the nature of the cohorts had changed over time, with the proportion of offenders in the cohort subject to out of court disposal decreasing between 2008 and 2012 by 10 percentage points, whilst the proportion of those subject to community and custodial sentences increasing by 7 percentage points. Further analysis is planned in 2014/15 in order to inform more targeted work.

### Education, Training and Employment

The YOS has previously measured whether a young person is in full time education, training or employment at the end of their order. The table below outlines the results for 2012/13.

	Telford % in ETE	West Mercia % in ETE
Young People of School Age	77% (40)	73%
Young People above School Age	73% (47)	59%
Overall Performance	75% (87)	64%

The performance for Telford and Wrekin for both school age young people, and those above school age is better than for West Mercia.

It should be noted that those young people of school age not in full time education are not necessarily NEET, but are receiving an education provision which is not 25 hours a week.

### Looked After Children

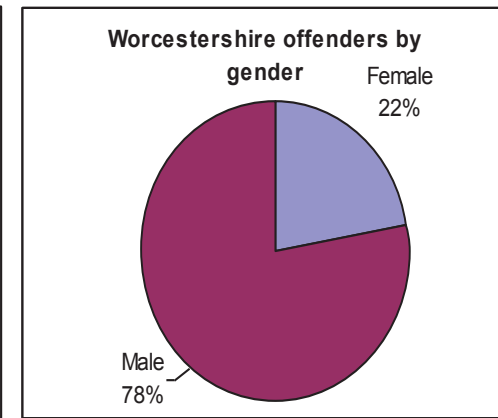
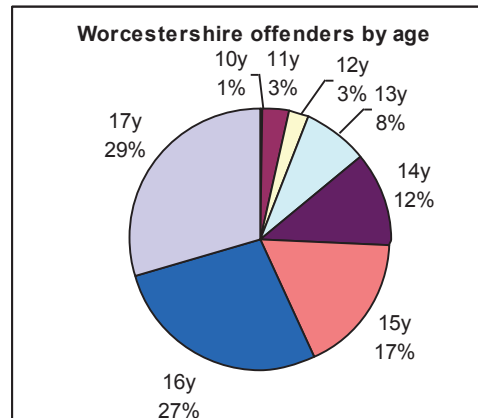
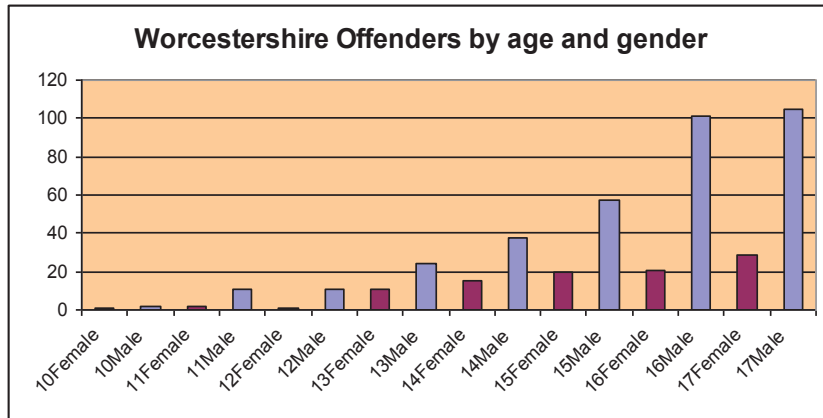
At the end of December 2013 an analysis of LAC on the YOS case load was undertaken. This showed that of the total case load of the Telford and Wrekin YOS Team, 47% were looked after children. At this point in time 17% of the case load were LAC from other areas temporarily placed in Telford and Wrekin.

The YOS Management Board established an operational reference group to analyse the issues between the YOS and Social Care in relation to LAC and Care Leavers and make operational recommendations in relation to joint working to improve the outcomes for LAC and Care Leavers who are in the youth justice system.

## APPENDIX 4 - AREA PROFILE – WORCESTERSHIRE

### Youth Offending Population – all Young People

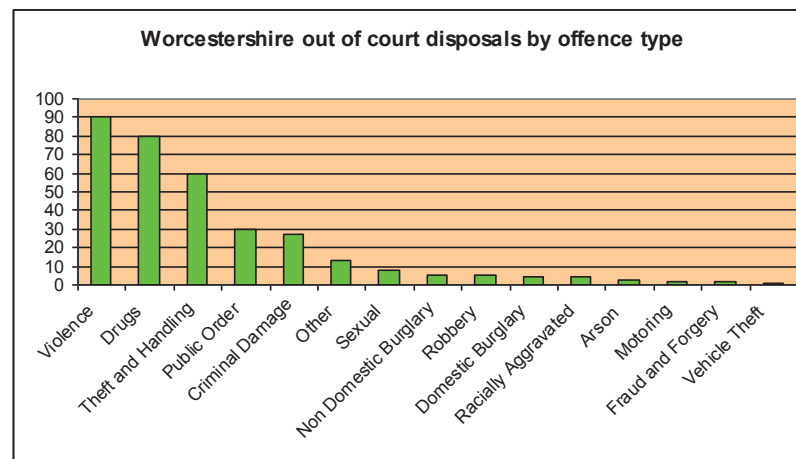
There are 52,280 young people aged 10 to 17 in Worcestershire. In 2013 there were 561 youth justice sanctions (youth cautions, youth conditional cautions or convictions) made on Worcestershire young people. A total of 449 individual young people accounted for these 561 outcomes, 0.86% of the youth population.



Of the 449 young people entering or in the youth justice system in 2013, 78% were male. The majority, 74%, were aged 15 to 17 years. The peak age of offending for both young males and young females was 17 years.

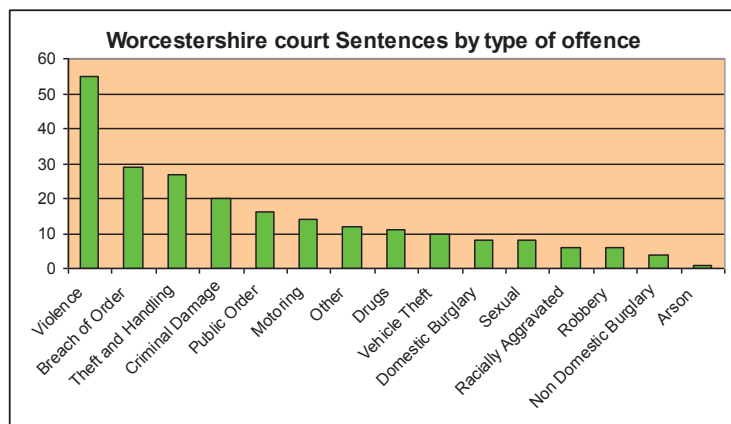
### Youth Offending Population – Young People Subject to Out of Court Disposals

During 2013 there were a total of 334 pre-court disposals made on Worcestershire young people, 47 of these were Reprimands, 19 Final Warnings, 252 Youth Cautions and 16 Youth Conditional Cautions. The YOS is required to assess all young people made subject to Final Warnings, second and subsequent Youth Cautions and Youth Conditional Cautions and if assessed appropriate provide a programme of intervention, in 2013 intervention programmes were provided for 79 pre-court disposals.



The most frequently occurring primary offence for out of court disposals was violence against the person, 27%, followed drug offences, 24%, theft and handling, 18%, public order 9% and criminal damage 8%.

### Youth Offending Population – Young People Subject to Court Outcomes



In 2013 a total of 158 Worcestershire young people accounted for 227 court outcomes. Orders requiring YOS interventions (Referral Orders, YROs and Custodial sentences) accounted for 165 of the 227 court outcomes.

The majority, 86% of young people receiving court sentences were aged 15 to 17, with 17 year olds accounting for 39% of young people receiving a court sentence.

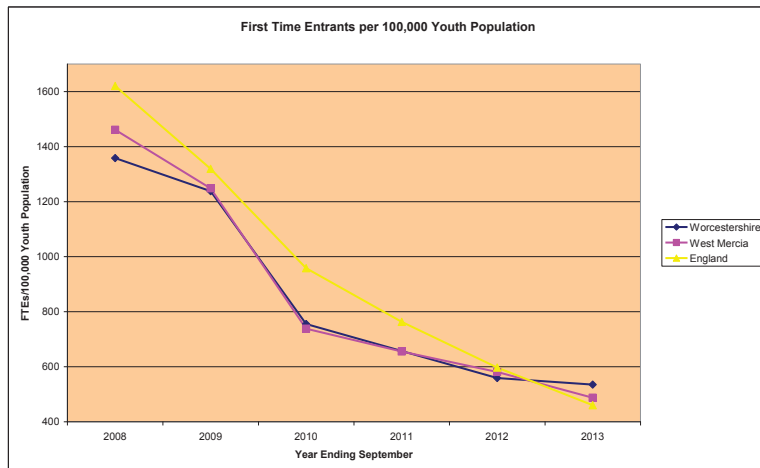
The most frequently occurring primary offence for court sentences was violence against the person, accounting for 24% of all outcomes. Breach of a statutory order was the next frequently occurring offence, 13%, followed by theft and handling, 12% and theft and criminal damage 9%. These four categories of offences accounted for 58% of all sentencing outcomes.



## Performance Against National Indicators

### (i) First Time Entrants

The first time entrant measure is expressed as the number of first time entrants per 100,000 of 10 to 17 year old population. First time entrants are those young people receiving a first formal youth justice sanction (prior to 01.04.13 these were a Reprimand, Final Warning or Conviction, currently a Youth Caution, Conditional Caution or Conviction). Good performance is indicated by a lower rate.



In the year ending September 2013 there were 535 first time entrants per 100,000 youth population in Worcestershire, representing a reduction of -61% since the year ending September 2008. This compares with a reduction for England of -71.6% and for West Mercia of -66.7% over the same period. The actual number of first time entrants in the year ending September 2013 is 280, compared to 774 in 2008.

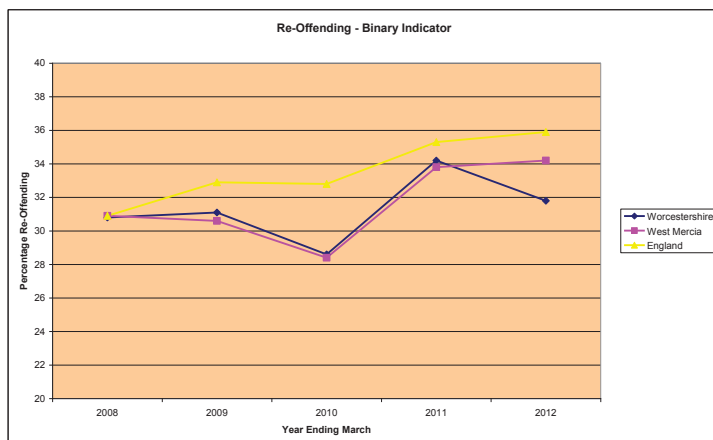
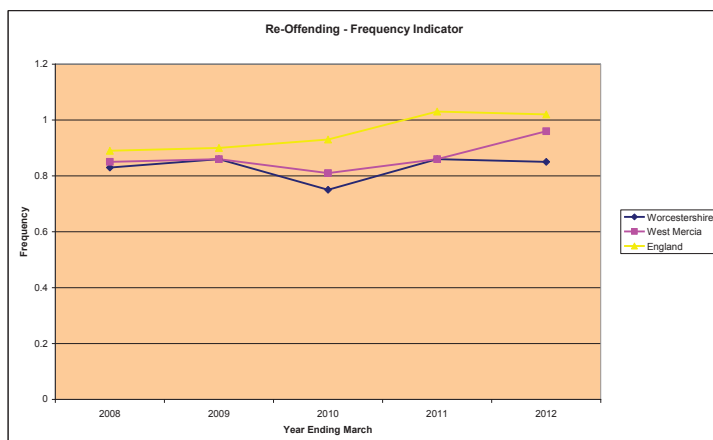
At 535 Worcestershire has the second highest rate of FTEs across West Mercia, the highest rate being 589.

### (ii) Use of Custody

The use of custody measure is expressed as the number of custodial sentences per 1,000 of 10 to 17 year population, a lower rate indicates better performance. Worcestershire has, historically, had a low rate of custodial sentences.

There were 14 custodial sentences during 2013, equating to a rate of 0.27 custodial sentences per 1000 youth population this represents a reduction in custodial sentences from 2012 where there were 25 custodial sentences equating to a rate of 0.48. The 2013 rate of 0.27% is in line with the West Mercia rate of 0.27 and is better than the national rate of 0.67. Custodial sentences accounted for 5.2% of all court outcomes in Worcestershire, compared to 6.5% of all court outcomes across West Mercia.

## (iii) Re-Offending



There are two re-offending measures, both measuring re-offending in the same cohort of offenders over a 12 month period following the youth justice sanction that placed the young person in the cohort. The first, the frequency measure, is the average number of re-offences per offender in the cohort. The second measure, the binary measure, is the percentage of the offenders in the cohort re-offending. In both cases a lower rate denotes better performance. The most recent data for the re-offending measure is for the year ending March 2012.

The frequency measure performance for Worcestershire for the year ending March 2012 is 0.85, compared to the West Mercia performance of 0.96 and national performance of 1.02. Worcestershire is, therefore, better than for West Mercia and England. The performance is slightly better than for 2012 when it was 0.86 and apart from 2010 has remained fairly constant since 2008.

For the year ending March 2012 the binary measure for Worcestershire is 31.8% compared with a West Mercia performance of 34.2% and a national performance of 35.4%. This represents improved performance since 2012 when it was 34.2. It should also be noted that the overall cohort sizes are decreasing year on year. In the year ending March 2008 there were 1142 offenders in the cohort and 1331 re-offences compared to a cohort size of 585 with 497 re-offences in 2012. The number of actual re-offences has therefore decreased by -63% between 2008 and 2012.

Increasing rates are national picture and the YJB has noted that there is currently little evidence as to why this is happening. It is thought that in part it is due to decreasing numbers in cohorts due to the diversion of first time offenders from the formal justice system, leaving a cohort of more serious and complex offenders who are more likely to re-offend. The YJB is continuing to work with YOTs during 2014/15 in order to understand more what is driving the trend in performance and is launching a revised re-offending tool kit in the first quarter of 14/15 to assist YOTs in understanding better the characteristics of their cohorts.

Locally the West Mercia YOS conducted some analysis in 13/14, which showed that the nature of the cohorts had changed over time, with the proportion of offenders in the cohort subject to out of court disposal decreasing between 2008 and 2012 by 10 percentage points, whilst the proportion of those subject to community and custodial sentences increasing by 7 percentage points. Further analysis is planned in 2014/15 in order to inform more targeted work.

### Education, Training and Employment

The YOS has previously measured whether a young person is in full time education, training or employment at the end of their order. The table below outlines the results for 2012/13.

	Worcestershire % in ETE	West Mercia % in ETE
Young People of School Age	69% (66)	73%
Young People above School Age	50% (87)	59%
Overall Performance	57% (153)	64%

The performance for Worcestershire is slightly lower than for West Mercia.

It should be noted that those young people of school age not in full time education are not necessarily NEET, but are receiving an education provision which is not 25 hours a week.

### Looked After Children

At the end of December 2013 an analysis of LAC on the YOS case load was undertaken. This showed that of the total case load of the Worcestershire YOS Teams, 25% were looked after children. At this point in time 4% of the case load were LAC from other areas temporarily placed in Worcestershire.

The YOS Management Board established an operational reference group to analyse the issues between the YOS and Social Care in relation to LAC and Care Leavers and make operational recommendations in relation to joint working to improve the outcomes for LAC and Care Leavers who are in the youth justice system.



<u>Committee and Date</u>	<u>Item</u>
Council	<b>25</b>
17 July 2014	
10.00 am	

## **ADOPTION OF PART II OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976**

**Responsible Officer** Paul McCreary – Head of Public Protection  
e-mail: paul.mcgreary@shropshire.gov.uk Tel: 01743 253868

### **1. Summary**

- 1.1** This report sets out a proposal to confirm the adoption of the provisions of Part II of the Local Government (Miscellaneous Provisions) Act 1976 ('the 1976 Act') for the whole of the Shropshire Council administrative area in readiness for the Council becoming a commissioning council. Part II of the 1976 Act contains provisions relating to the licensing of private hire and hackney carriage vehicles, drivers and operators.

### **2. Recommendation**

- 2.1** That the Council resolves that the provisions of Part II of the Local Government (Miscellaneous Provisions) Act 1976 ('the 1976 Act') relating to hackney carriage and private hire vehicles shall apply to the Council's administrative area and that in accordance with Section 45 of the 1976 Act public notice be given of the Council's intention, at its meeting on the 25 September 2014, to pass a resolution that Part II of the 1976 Act continue to be implemented within the area of Shropshire Council with effect from 27 October 2014 and that the Head of Public Protection is authorised and instructed to publish the public notices in the Shropshire Star newspaper and serve a copy of the notice on all parish and community councils within the Shropshire Council administrative area in accordance with the provisions of Section 45 of the 1976 Act.

## REPORT

### 3. Risk Assessment and Opportunities Appraisal

- 3.1** The licensing function is being considered as part of a proposal to deliver regulatory services through a new delivery model under the Councils wider commissioning approach to the delivery of services. The current proposal for the delivery of regulatory services, if accepted by the Council, indicates that the new delivery model will be implemented from 1 April 2015.
- 3.2** It is considered judicious for clarification purposes and to ensure certainty in any enforcement action taken by the Council under the 1976 Act to confirm the adoption of the provisions of Part II of the Act as soon as is practicable. This is without prejudice to the adoption of the legislation by the Council's predecessor authorities. Members of the Strategic Licensing Committee have indicated their support for this approach.
- 3.3** An Equalities Impact Needs Assessment has not been undertaken as the report does not concern the implementation of a new policy; it is concerned with a legal matter that is clearly set out in domestic legislation.
- 3.4** There is no anticipated environmental impact associated with the recommendation in this report. The recommendation is not at variance with the Human Rights Act 1998 and is unlikely to result in any adverse Human Rights Act implications. The recommendation is in line with current legal procedures laid down in the 1976 Act.
- 3.5** The recommendation relates to the adoption of specific legislation in which there is set out a legally prescribed process for notifying affected parties. If the recommendation is approved, the prescribed process will be undertaken as set out in Section 45 of the 1976 Act.

## **4. Financial Implications**

**4.1** The cost implications relate specifically to the publication of the statutory notices in the local newspaper; this will be approximately £500, together with the costs associated with serving a copy of the notice on all parish and community councils affected. As the notice to the parish and community councils will, in the main, be served by email, the costs in this respect will be limited to costs associated with officer time. These costs will be met from the Public Protection licensing budget and are potentially recoverable through the licensing fee regime.

## **5. Background**

**5.1** Many of the legislative provisions relating to hackney carriage and private hire vehicle licensing are contained within Part II of the 1976 Act. This part of the Act is adoptive; consequently, if a local authority wishes Part II of the Act to apply in its area it must pass the appropriate resolution and follow the prescribed procedure set out in Section 45 of the Act.

**5.2** In summary, for the authority to confirm the adoption of the legislation, the following must be undertaken:-

- the authority must pass a resolution specifically adopting the legislation in its area (there are definitions associated with the relevant area)
- the resolution must specify a date upon which the legislation will come into force and this date must be at least a month after the resolution is passed
- before passing the resolution, the authority must publish in a local newspaper, for two consecutive weeks, its intention to pass such a resolution
- before passing the resolution, the authority must serve a copy of the notice on each parish or community council that would be affected by the resolution before or, at the latest, on the same day that the notice is published in the local newspaper

**5.3** The provisions of the 1976 Act can only be adopted in those areas where hackney carriage licensing applies under the Town Police Clauses Act 1847. Such licensing



was extended to all councils in England and Wales from the 1 January 1987 by virtue of the Transport Act 1985 (separate legislation applies to London).

- 5.4** Between 1978 and 1991, procedures were undertaken by Shropshire Council's five predecessor district/borough councils to adopt Part II of the 1976 Act. The adoption has continued in effect for the area of Shropshire Council by virtue of the unitary process that created the new council on 1 April 2009.

## **6. Additional Information**

- 6.1** The operative provisions of the 1976 Act are a Council function, delegated to the Strategic Licensing Committee; however, the actual adoption of the Act under Section 45 is a Council function as set out in Article 4.2 (b) of Part 2 of the Council's Constitution.

<b>List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)</b> Local Government (Miscellaneous Provisions) Act 1976 – Part II, as amended
<b>Cabinet Member (Portfolio Holder)</b> Councillor Steve Charmley
<b>Local Member</b> Not applicable; the report has county wide application.
<b>Appendices</b> None

## **Shropshire and Wrekin Fire and Rescue Authority Chair's Report for the Meeting held on 24 April 2014**

### **Reporting of Illegality and Malpractice – Whistleblowing Policy**

Following a comprehensive review carried out by its Audit and Performance Management Committee, which took into account recommendations from Internal Audit, the Fire Authority has adopted a revised policy on the Reporting of Illegality and Malpractice – Whistleblowing.

### **Protocol on Gifts and Hospitality and Protocol on Member / Officer Relations**

Following a review by its Standards and Human Resources Committee, the Fire Authority has adopted amended versions of both its Protocol on Gifts and Hospitality and its Protocol on Member / Officer Relations.

### **Primary Authority Scheme**

The Fire Authority has noted the extension of the Primary Authority Scheme to the Regulatory Reform (Fire Safety) Order 2005 and the requirement for the Fire Authority to abide by the terms and conditions of the Scheme, when undertaking its regulatory activities. The Fire Authority has also endorsed the active participation of Shropshire Fire and Rescue Service in delivering the Primary Authority Scheme.

### **Service Plan 2014/15**

The Fire Authority has endorsed the final version of its Service Plan 2014/15.

The forward-looking, annual Service Plan supplements and underpins the Fire Authority's five-year strategy, which is set out in the Medium-Term Corporate Plan. The Service Plan defines the Fire Authority's Strategic Aims and associated Public Value Measures and includes the Authority's purpose, core values and aims.

A copy of the Service Plan can be accessed via the following link:

<https://www.shropshirefire.gov.uk/sites/default/files/2014-02-14-service-plan-web.pdf>

## Capital Works 2014/15

The Fire Authority has agreed to vary its 2014/15 capital programme to bring forward the light pumping unit scheme from 2016/17 and to increase the funding for the Wellington biomass boiler scheme.

## Appointment of Deputy Chief Fire Officer

The Fire Authority has ratified the recommendation of its Brigade Managers' Employment Panel that Mr Rod Hammerton, currently Assistant Chief Fire Officer at South Wales Fire and Rescue Service, be appointed to the post of Deputy Chief Fire Officer. Mr Hammerton will commence employment with the Service on 11 August 2014.



**Stuart West**  
**Chair**  
**Shropshire and Wrekin Fire and Rescue Authority**  
**June 2014**

## Background Papers

Agenda and papers for the meeting of Shropshire and Wrekin Fire and Rescue Authority held on 24 April 2014

**The agendas and reports (with the exception of exempt or confidential items) for all Fire Authority meetings and those of its Committees appear on the Brigade's website:**

<http://www.shropshirefire.gov.uk/>

To access reports go to the Fire Service's website and follow the steps below.

- Click on the Managing the Service icon at the bottom of page
- Click on the Fire Authority icon
- Click on Meetings in the list on the right hand side of the screen
- Click on 24 April 2014 and the various reports and appendices will be listed.

If you have any difficulty with the website, please contact Lynn Ince, Executive Support Officer, on 01743 260225.